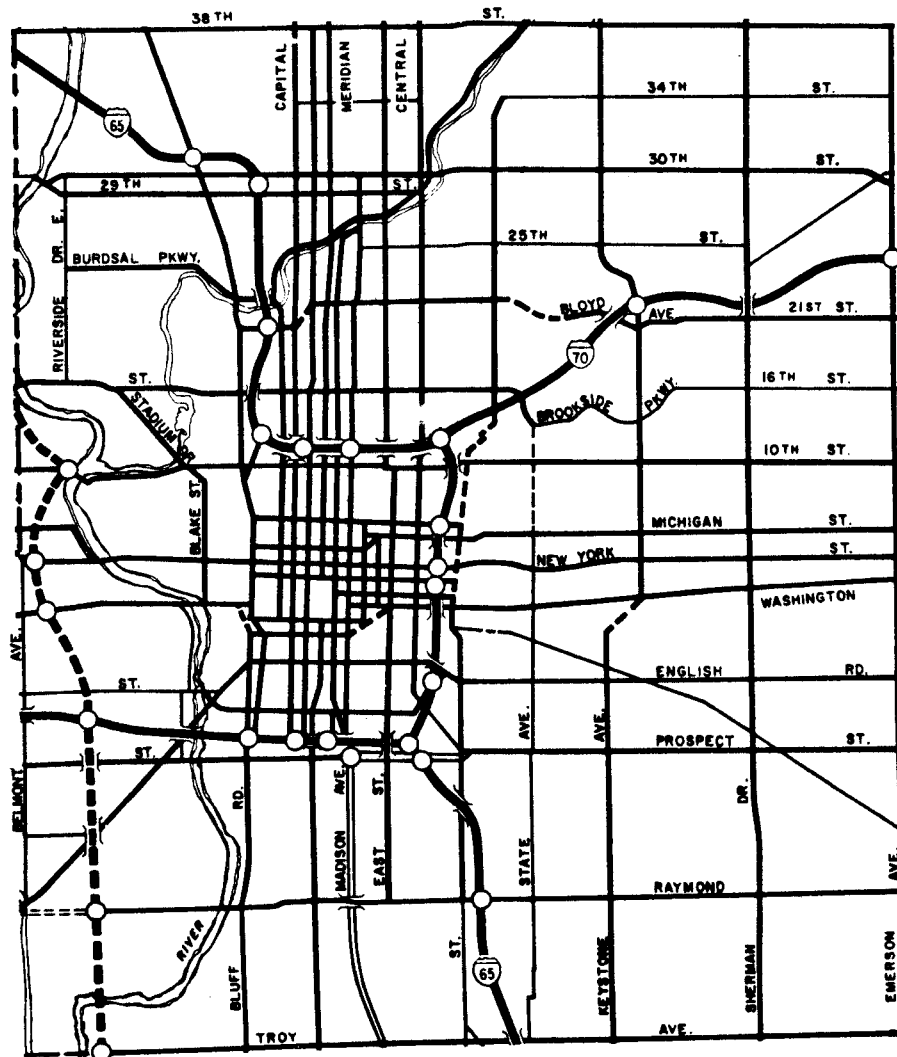


CENTER TOWNSHIP BACKGROUND INFORMATION



DEPARTMENT OF METROPOLITAN DEVELOPMENT

CENTER TOWNSHIP

HIGHLIGHTS

DEMOGRAPHIC PROFILE

- Although still the most populous township in Marion County, Center Township has lost population steadily since 1960. This loss rate accelerated in the 1970's but appears to have leveled off in the mid-1980's.
- In 1980, Blacks represented 41% of the township population - up from 38% in 1970.
- While 36% of the township population was under 20 years old in 1960, only 9% was under 20 in 1980.
- While Marion County's senior population (65 and older) increased by 34% between 1960 and 1980, Center Township's decreased by 22%. Even so, fully one-third of Marion County's senior population resides in Center Township.
- In 1960, 48% of all dwelling units in Center Township were owner-occupied units. By 1980, this figure had risen to 52%. This is the only township in Marion County that realized an increase in the percentage of owner-occupied housing.
- The median family income for Center Township was 19% less than the county median.
- Center Township is the most densely developed township in the county. It has a population density of 4,763 persons per square mile versus the county density of 1,899 per square mile.

NEIGHBORHOOD STUDIES

- In the past three years, six neighborhood plans and three corridor studies have been undertaken in Center Township.

Citizen's Neighborhood Coalition
Highland-Brookside
Orchard-Keystone
Martindale-Brightwood
Concord
Southeastside

North Meridian Corridor (30th to 40th Streets)
38th Street Corridor (Crown Hill to Keystone)
West Washington Commercial Corridor (Harding to Holt)

- Forty-five neighborhood associations are currently active in Center Township.

LAND USE ISSUES

- Gentrification of older neighborhoods.
- Reuse of vacant land resulting from demolition of substandard buildings.
- The perception that the Regional Center is being redeveloped to the detriment of Center Township neighborhoods.
- The lack of neighborhood shopping facilities in the township.
- The concentration of tax-exempt entities in Center Township.
- The lack of home repair money for neighborhoods.

VACANT LAND

- Center Township has forty-five parcels of vacant land that are five acres or more in size that are already served by water and sewer lines. These parcels represent 518 acres of vacant land suitable for infill development.
- The Vacant Land Locator System identifies that 216 acres of this vacant land is in residential acreage and that 207 acres are in industrial acreage.

HOUSING

- Over the past eleven years, the township lost 6,576 housing units - primarily to demolition.
- On the other hand, a combination of reduced demolition activity, restoration/conversion/rehabilitation activity and a limited number of new housing starts over the past few years may have realized the first net increase in Center Township's housing stock in the past thirty years.
- Over the past five years, 7,151 housing units have been rehabilitated or converted from other uses in the township.

TRANSPORTATION

- The 38th Street Corridor and Sherman Drive have nine of the highest accident rate intersections in the county.
- Approximately 34,000 persons travel to the Regional Center from Center Township each working day. One-quarter of these person trips are work-related.

ASSESSED VALUATION

- The assessed valuation of land in Center Township is just under one billion dollars or slightly under one-fourth of the total net assessed valuation of the county.

AIR POLLUTION ISSUES

- The non-attainment of air quality standards for particulates has caused an EPA-mandated growth ban in Center Township for major point sources of particulates.
- All of Center Township is designated as a non-attainment area for sulfur dioxide.
- The downtown area is still a designated non-attainment area for carbon monoxide.

CAPITAL IMPROVEMENT PROJECTS

- Over the next five years, there are \$302,162,000 in public capital improvement projects planned for Center Township.
- A partial listing of public/private investment in the Regional Center in the past fifteen years shows that in excess of one and one-half billion dollars has been expended in development/redevelopment projects.

CDBG

- Community Development Block Grant expenditures in Center Township during 1984 and 1985 are estimated to have been \$21,427,031. Of this amount, \$13,403,775 was spent for neighborhood projects and services. The remainder (\$8,023,256) was spent on Regional Center projects.

PUBLIC HOUSING COMMUNITIES

- There are ten public housing communities in Center Township containing 2,048 units. As of December 31, 1985, the vacancy rate was 10%.
- If the 150 totally vandalized units scheduled for rehabilitation in 1986 are factored out of these figures, the vacancy rate is only 2%.

DEVELOPMENTAL SERVICES

- In 1985, 2,400 Building Permits were issued by the City with a combined value of \$158,591,273. This volume was down 16% and 11% respectively from 1984.

- The Unsafe Building Program achieved voluntary owner compliance on orders to repair, board or demolish 457 structures in 1985. DDS contracted to correct 398 additional structures.
- A court case is pending that may have major implications for the Regional Center Ordinance. It has been filed against Goodman Jewelers for violation of signage provisions in the Ordinance.

NEIGHBORHOOD DEVELOPMENT

- The City's Home Improvement Loan Programs invested \$2.7 million dollars between 1983-1985 and leveraged \$2.2 million dollars in private investment for the rehabilitation of 490 housing units.
- 114 dwellings were awarded under the Urban Homesteading Program between 1983-1985 representing a Federal investment of \$1 million dollars and generating \$969,000 in homeowner improvement mortgages.
- 14 properties were sold under the CDBG Housing Revolving Fund program between 1983-1985 representing a City investment of \$180,000 and generating \$188,000 in home mortgage loans.
- The CDBG Housing Assistance Project provided housing counseling and information services to 2,205 residents between 1983-1985. Approximately 60% of this project's annual budget is allocated for services in Center Township.
- The City sponsored the development of three industrial parks between 1983-1985 in order to make more effective use of vacant/underutilized land, create employment opportunities and expand the property/tax base. The Near North, Rural I-70 and Brookside Centre Industrial Parks have created 1,600 new jobs for the community.
- During 1983 through 1985, the City funded 16 neighborhood organizations with \$1,296,850.00 to operate Paint up/Fix up Programs which provided assistance to 1,071 units.
- The City funded Community Interfaith Housing a total of \$347,820.00 to provide emergency home repair services from 1983 through 1985, resulting in assistance to 222 households.
- During 1983-84, the City provided two organizations with funds totaling \$162,750.00 to assist in the development and expansion of small businesses in Marion County.
- From 1983 through 1985, the City has provided funds for various types of housing programs to nine neighborhood organizations through the Third Party Contract known as Other Housing Assistance. Funds total \$1,067,193.00 for the three year period.

- During 1983, the City funded a Weatherization program through five neighborhood organizations for a total of \$279,000.00. Through this program, 219 structures were assisted.
- From 1983 through 1985, the City has funded seven neighborhood organizations with a total of \$646,350.00 for neighborhood commercial revitalization, resulting in the creation/retention of 252 jobs, and leveraging \$899,282.00 in private dollars.
- Construction is planned for the development of 963 new/rehabilitated housing units in the Lower Canal Area, Indiana Avenue and Lockfield Gardens at an estimated cost of \$74.5 million dollars.
- Development of over 400 new housing units for the elderly with construction of the Goodwin Terrace, Kenwood Place and New Life Manor Apartments. Units were constructed under the HUD Section 202 program between 1983-1985.
- Construction of 58 single family housing units in the Oxford Terrace Redevelopment Project for moderate income families.

ECONOMIC DEVELOPMENT - REGIONAL CENTER

- It is estimated that the total downtown development projects will yield an investment of \$2 billion dollars for the period between 1980-1990.
- Lower Canal & Indiana Avenue Redevelopment. The construction and rehabilitation of 963 housing units (including Lockfield Gardens) and creation of 72,500 square feet in retail/commercial space and 294 permanent new jobs. Beautification of the Indianapolis Water Canal. A combined private sector investment of \$74.5 million dollars. (DMD-DEHD Project)
- Methodist Hospital Expansion. Expansion of a major medical facility and health research center. Public investment of \$250,000 to leverage \$11.5 million dollars in private investment and create 57 permanent new jobs (DMD-DEHD Project)
- White River State Park. Development of a 250 acre urban park along the White River in downtown Indianapolis. To be constructed at a total cost of \$200 million dollars.
- IUPUI Natatorium & Track/Field Stadium. Development of sports facilities to be used by the university complex and community at a cost of \$27.4 million dollars.
- Hoosier Dome. Expansion of the Indiana Convention Center to provide for additional exhibition space at a cost of \$77 million dollars. (DMD-DEHD Project)

- Union Station Restoration. Renovation of historic structure to provide a 317 room hotel and transportation center. \$17.1 million dollars in public investment leveraged \$36 million in private investment for a combined investment of \$53 million dollars. Project will create 1,059 permanent new jobs. (DMD-DEHD Project)
- Union Station Plaza. Project to develop an office building and underground parking. A public investment of \$5 million dollars will leverage \$25 million dollars in private investment for a combined investment of \$30 million dollars. Project to create 515 permanent new jobs. (DMD-DEHD Project)
- Circle Center Mall The most ambitious development project in the City's history. Public investment of \$7.5 million dollars will leverage an estimated \$150 million in private investment. Development of 1 million square feet of retail space and 400 hotel rooms. Project will create 4,064 permanent new jobs. (DMD-DEHD Project)
- Convention Center Hotel. Construction of a 600 room hotel to compliment the Indiana Convention Center. Public investment of \$250,000 to leverage \$53.3 million dollars in private investment for a combined investment of \$53.6 million dollars. Project will create 600 permanent new jobs. (DMD-DEHD Project)
- Lilly Biomedical Research Center. A major medical research facility, meeting center and mall area developed at a cost of \$60 million dollars.
- AFNB Bank Tower. Construction of a 50 story office tower in the downtown area scheduled to begin in 1986 at a cost of \$150 million dollars.
- Art and entertainment development including the Indiana Theatre at a cost of \$5 million dollars; Circle Theatre at a cost of \$9 million dollars; Madame Walker Center at an estimated \$4.5 million dollars; construction of a new Western & American Indian museum (Eiteljorg Museum) at a cost of \$9 million dollars.

ADDITIONAL ECONOMIC DEVELOPMENT ACTIVITIES INCLUDE:

- Real Property Tax Abatement. Stimulated \$578 million dollars in new construction between 1983-1985 and created 7,033 new jobs.
- Personal Property Tax Abatement. Stimulated \$13 million dollars in renovation of equipment/machinery between 1983-1985 and created 1,097 new jobs.
- Industrial Revenue Bond Program. Served as a catalyst for \$277 million dollars in new construction/rehabilitation between 1983-1985. Created 1,816 new jobs with an annual payroll of \$26 million dollars.
- Indianapolis Economic Development Corporation created to serve as the central point between public-private sector economic development and to coordinate growth activities.

CENTER TOWNSHIP

Northwestway Civic Association (1983) Addie Porter Gill 842 West 28th Street Indpls., IN. 46208	Fountain Sq. & Fletcher Pl. Inv. Corp. * Angelo Franceschina 1104 East Prospect St. Indpls., IN. 46203
National Road Conservation Association * Arnold H. Breedon 2120 W. Washington St. Indpls., IN. 46222	Meridian-Highland Neighborhood Assoc. * Barbara Ward 2152 Boulevard Place Indpls., IN. 46202
St. Joseph Historic Neighborhood (1984) Bill Connor 218 East 10th Street Indpls., IN. 46202	Woodruff Place Civic League * Cliff Snedeker 736 Middle Drive Indpls., IN. 46201
Eastside Comm. Invest., Inc. (ECI) * Dennis J. West 3228 East 10th Street Indpls., IN. 46201	Citizens' Neigh. Coalition, Inc. * Dorothy Burse 601 East 17th Street Indpls., IN. 46202
Crown Hill Civic League (1984) Edward E. Price 602 Congress Indpls., IN. 46208	Westside Cooperative Org. (WESCO) * Gregory W. Porter 502 North Tremont Indpls., IN. 46222
Westside Econ. & Social Serv. Corp.(1983) Henrietta Marion 2709 West 16th Street Indpls., IN. 46222	Oxford Neighborhood Association (1984) Herman King 3724 North Oxford Street Indpls., IN. 46218
Midtown Econ. Devel. & Ind. Corp. (1983) J. Ravenell Fields 821 Indiana Avenue Indpls., IN. 46202	Southside United Neighborhood * Jack Fisher 34 West Kansas Indpls., IN. 46225
Forest Manor South/Gladstone Area C. O.* Jackie Samuels 3347 N. Emerson Ave. Indpls., IN. 46218	Maple Road Development Association * James/Marjorie Grimes 3818 North Illinois St. Indpls., IN. 46208
Holy Cross-Westminster Neigh. (1984) Janie Howell 215 North Summit Indpls., IN. 46201	Mapleton-Fall Creek Neigh. Assoc. (1984) John Brooks, Atty. 2804 North Delaware St. Indpls., IN. 46205
West Indpls. Neigh. Congress (WINC) * John Porter Wynn P.O. Box 21338 Indpls., IN. 46221-0338	College Corridor Coalition (1984) John Purcell 108 N. Pennsylvania St. Indpls., IN. 46204
Lockerbie Square Peoples' Club * John R. Cox 550 East Vermont	Martindale-Brightwood Neigh. A. * Juanita Smith P.O. Box 18318

Riley Area Revitalization Program *	Neighborhood Housing Serv. of Indpls.
Julia O'Connor	Kathryn Baumgartner
341 Massachusetts Avenue	1800 N. Meridian St. #509
Indpls., IN. 46204	Indpls., IN. 46202
Olde Coburn Block, Inc. *	Watson Road Park Association *
Ken Williams	L. Lawrence Carroll
609 E. Prospect Street	3635 Watson Road
Indpls., IN. 46203	Indpls., IN. 46205
Union Palmer Neighborhood Assoc. (1984)	Riverside Civic League *
Lawrence J. Beason	Maggie Brents
1840 Prkns. Avenue #133	2193 White Avenue
Indpls., IN. 46203	Indpls., IN. 46202
Cottage Home Neighborhood Association *	Old Northside Neighborhood Assoc. *
Maribeth Bailey	Marion O. Redstone
1114 East St. Clair	1512 N. Delaware Street
Indpls., IN. 46202	Indpls., IN. 46204
Garfield Park Tennis Club *	Southside Civic League (1984)
Marjorie F. Nackenhorst	Mrs. C. Ann May
2325 S. Garfield Drive	215 West Wisconsin
Indpls., IN. 46203	Indpls., IN. 46225
Willing Workers Civic Neigh. Assoc. *	Reagan Park Community Action Group (1984)
Mrs. Esther W. Graves	Mrs. Jessie M. Adair
1613 Martindale Avenue	2346 Carrollton
Indpls., IN. 46202	Indpls., IN. 46205
Highland & Vicinity Association (1983)	Southeast Side Triangle Comm. Block Cl.
Mrs. Marvin Crowe	Pamela Hall
2919 Highland Place	1824 Calvin Street
Indpls., IN. 46208	Indpls., IN. 46203
Near Eastside Community Org. (1983)	South Meridian-Raymond St. Neigh. Assoc.
Paul Miles-Severance	Paul Swigart
P.O. Box 11421	108 E. Pleasant Run Pkwy.
Indpls., IN. 46201	Indpls., IN. 46225
United Northwest Area Development Corp. *	Fletcher Place Hist. Pres. Assoc., Inc. *
Roscoe Brown/Mary Artist	Ruth Edy
1100 West 30th Street	P.O. Box 1741
Indpls., IN. 46208	Indpls., IN. 46206
Brookside Neighborhood Org. (1984)	United Southside Community Org. (USCO) *
Ruth McAninch	Thomas N. Cole
1843 Brookside Ave.	1728 South East Street
Indpls., IN. 46201	Indpls., IN. 46225
Near North Development Corporation *	Herron-Morton Place, Inc. (1984)
Tom Creasser (630-3456)	Wayne Patrick
Landmark Center, Suite 962	1998 New Jersey

Friends and Neighbors Cooperative Club *

William A. Jones, Sr.

2821 Guilford

Indpls., IN 46205

CITIZEN'S NEIGHBORHOOD COALITION SUBAREA PLAN

Neighborhood Planning activities in Center Township have been numerous over the past three years. In 1982-83 the Citizens Neighborhood Coalition Subarea Plan was developed by neighborhood residents and planning staff, and subsequently adopted by the Metropolitan Development Commission. The boundaries of that study were 12th Street to the south, Meridian Street to the west, Fall Creek to the north, and the Monon Railway line to the east. Neighborhood planning was undertaken in this area for several reasons: the vast number of vacant, unused lots (numbering over 1300); the number of vacant structures; the decline of neighborhood commercial businesses; the early signs of revitalization of the commercial portions of the North Meridian Corridor; and the conservation efforts of Herron-Morton Place and preservation efforts of the Old Northside. The plan was initiated in 1982 and adopted in 1983.

HIGHLAND-BROOKSIDE NEIGHBORHOOD PLAN

The Highland-Brookside Neighborhood Plan was initiated in 1984 and is targeted for completion this spring. The development of the plan has been lengthy, due in part to the size of the area (over 25,000 people reside within its boundaries). This plan is one of two areas in the City in which a previous subarea plan has been adopted. The 1969 Highland-Brookside Subarea plan was the first detailed look at a particular neighborhood undertaken by the Division of Planning. The boundaries of the study are I-70 East on the north, Sherman Drive and the railway line on the east, the east-west railroad tracks just south of Washington Street on the south, and the portion I-65/I-70 inner loop on the west. The commercial appearance of East Washington, East New York, East Michigan and East Tenth Street as commercial corridors or mixed-use corridors; the residential/industrial mixture of the Cottage Home area; the condition of residential structures, infrastructure (curbs, sidewalks, and streets) and Piques Run; the need for consistent code enforcement; the growth of the Rural/I-70 Industrial Park; and the feasibility of the widening of Rural and Keystone to serve as a major transportation arterial were all significant issues to necessitate the updating of the Plan. Currently the staff is writing an amended version of a preliminary draft for the Committee to review.

SECTION VI - NORTH MERIDIAN CORRIDOR 30TH TO 40TH STREET

In 1983, several institutions, professional offices, and business interests from the North Meridian Corridor between 30th Street and 40th Street initiated discussions with City planning officials to investigate extending the Regional Center ordinance to regulate uses and development in this area similar to the North Meridian Corridor Plan which covered the area south of 30th Street. The boundaries of this plan are 40th Street on the north, the north/south alley east of Pennsylvania on the east, 30th Street on the south, and the north/south alley west of Illinois Street on the west. The eight southern blocks of the corridor lie within Center Township, while the two northern blocks lie within Washington Township. The major issues, besides the extension of the Regional Center Zoning Ordinance, are appropriate design standards for this section of the corridor regarding building design, height, use, parking, landscaping, signs, transition to residential properties, and overall streetscape. Currently the planning committee is assessing existing conditions and working with the planning staff developing appropriate design standards.

ORCHARD-KEYSTONE NEIGHBORHOOD PLAN

The Orchard-Keystone Neighborhood Plan was initiated in the spring of 1985 and is now being reviewed in final draft form. The boundaries of this study are 38th Street on the north, Dearborn and Parker Avenues on the east, 30th Street on the south, and Fall Creek on the west. The plan was undertaken because this area was the only remaining part of the northeast sector of the township in which a neighborhood plan had not been prepared. Furthermore, this area was one of the last geographic areas in the Community Development Block Grant Program Area without a neighborhood plan. The rehabilitation and paint-up/fix-up of residential and neighborhood commercial structures; the subsequent re-use of the zoo property; the condition and absence of curbs and sidewalks; and the effects of the potential widening of Keystone Avenue through the neighborhood were all issues identified during the planning process. The plan is in final draft form and should be submitted to the Metropolitan Development Commission in the spring.

38TH STREET CORRIDOR STUDY

The 38th Street Corridor divides Center and Washington Townships and forms a unique commercial/residential thoroughfare serving the mid-north side. The 38th Street Corridor Study, adopted by the Metropolitan Development Commission in October of 1985 was an ambitious, year-long comprehensive analysis of the 38th Street Corridor between Dr. Martin Luther King Street/Michigan Road and Fall Creek. The year long study focused on many problems facing this area: parking and access problems along 38th Street, commercial vacancy and deterioration, crime and its perception in the neighborhoods, residential deterioration, and conversion to business. The study also functioned to address the positives and potentials of the area: the solid residential housing, serving both owner and renter, the unique architecture and "image" of the area, the recent reinvestment in both commercial (38th and Illinois Streets) and various residential rehabilitation, as well as the determination of area neighborhoods to revitalize "their" street. A detailed series of recommended actions to revitalize the short and long term health of 38th Street is currently being actively pursued by both City and private groups. The tree planting projects along 38th Street and Hooks/AFNB project at 38th Street and College Avenue are two examples of revitalization following plan guidelines.

THE WEST WASHINGTON COMMERCIAL CORRIDOR

The West Washington Commercial Corridor study undertook an indepth examination of the existing conditions, assets and liabilities of a twenty-four block segment of West Washington from Harding Street west to Holt Road. The eastern six blocks of the plan lie within Center Township, while the western eighteen blocks are in Wayne Township. Deteriorating commercial facades, an uninviting commercial streetscape, obtrusive zoning classifications, and a negative image were all reasons for undertaking the plan. The corridor planning committee, with assistance from the newly formed merchants group (the National Road Conservation Association), helped the City complete the plan in November of 1985.

MARTINDALE-BRIGHTWOOD NEIGHBORHOOD PLAN

Martindale-Brightwood is a portion of the model cities area and is bounded by the Monon Railroad on the west, 30th Street on the north, Sherman Drive on the east, and 21st Street and Massachusetts Avenue on the south. The neighborhood is comprised of an approximate 1,678 acres and is predominantly residential in character. According to the 1970 census, 18,066 persons lived in the Martindale-Brightwood area, while the 1980 census indicated that 11,783 persons lived in Martindale-Brightwood. This data shows a population decrease of 34% from 1970 to 1980. The Martindale-Brightwood Neighborhood Plan relates to issues such as housing, transportation, public safety, etc.

The Martindale-Brightwood Neighborhood Plan was presented to the Metropolitan Development Commission on December 5, 1985 and was adopted.

CONCORD NEIGHBORHOOD PLAN

Data collection and analysis for an update to the 1970 Concord Subarea Plan for the near southside were commenced in April of 1985. The area proposed for study is bounded by I-70 on the north, the White River on the west, Southern Avenue and Pleasant Run Parkway on the south, and Madison Avenue on the east. Residential deterioration, industrial expansion and traffic problems are among concerns in the area. The plan is currently awaiting a resolution of concerns regarding the study area boundaries.

SOUTHEASTSIDE

The Southeastside Neighborhood is bounded by the Conrail Railroad and English Avenue on the north; Emerson Avenue on the east; Raymond Avenue on the south; and I-65, Pleasant Run Parkway and Keystone Avenue on the west. This is the largest of all neighborhoods which have been involved in the planning process. There are approximately 2,548 acres in the neighborhood, of which railroad use constitutes 274 acres and industrial use constitutes 262 acres. According to the 1980 census, there are 10,000 persons residing in the area.

Issues identified relate to housing, incompatible residential/industrial mix, and transportation needs.

The plan is 95% complete.

CENTER TOWNSHIP

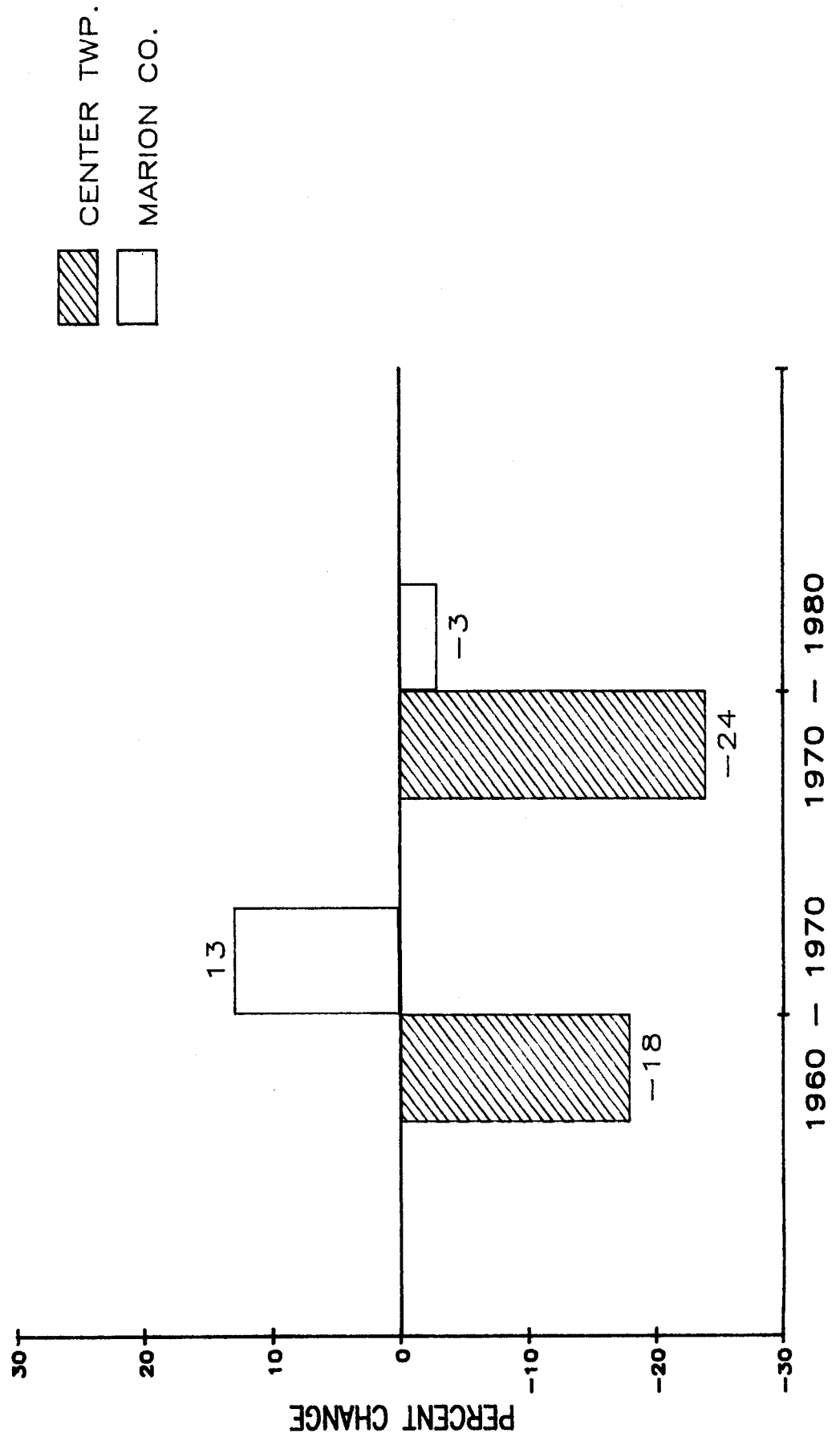
DEMOGRAPHIC HIGHLIGHTS

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- In 1960, 48% of all dwelling units in Center Township were owner-occupied units. By 1980, this figure had risen to 52%.
- There was a 57% increase in population having at least some college education in Center Township.
- The median family income for Center Township was 19% less than the county median.

CENTER TOWNSHIP
DEMOGRAPHIC PROFILE

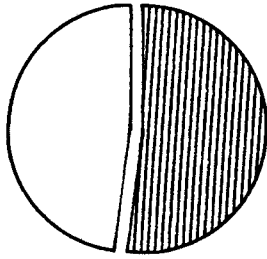
ITEM	1960	1970	% Change	1980	% Change
Population					
Center Twp.	334,351	273,596	-18%	208,624	-24%
Marion Co.	698,168	792,296	+13%	765,233	-3%
White Population					
Center Twp.	243,448	166,661	-32%	120,331	-28%
Marion Co.	596,835	655,283	+10%	601,092	-8%
Black Population					
Center Twp.	84,439	106,124	+19%	86,327	-19%
Marion Co.	99,912	134,486	+35%	155,310	+15%
Under 5 Yrs. Old					
Center Twp.	40,890	25,718	-37%	17,642	-31%
Marion Co.	84,931	70,867	-17%	57,075	-19%
5-19 Yrs. Old					
Center Twp.	81,348	81,695	-	54,002	-39%
Marion Co.	180,462	238,095	+32%	186,976	-21%
20-59 Yrs. Old					
Center Twp.	162,058	123,456	-24%	100,561	-19%
Marion Co.	345,199	383,714	+11%	409,179	+7%
60-64 Yrs. Old					
Center Twp.	14,518	12,443	-15%	9,643	-23%
Marion Co.	27,249	31,485	+16%	32,714	+4%
Over 65 Yrs. Old					
Center Twp.	33,961	30,282	-11%	26,776	-12%
Marion Co.	59,194	68,138	+15%	79,298	+16%
Owner Occupied					
Center Twp.	50,221	42,962	-14%	39,369	-8%
Marion Co.	136,064	154,941	+14%	168,539	+9%
Renter Occupied					
Center Twp.	56,037	47,244	-16%	36,445	-23%
Marion Co.	75,734	96,581	+28%	116,553	+21%
Households					
Center Twp.	106,362	90,106	-15%	75,814	-16
Marion Co.	211,798	257,522	+22%	285,092	+11%
Median Fam. Income					
Center Twp.				14,098	
Marion Co.				17,400	
Some College Ed.					
Center Twp.	20,721	13,539	-35%	21,220	+57%
Marion Co.	71,122	92,348	+30%	136,145	+47%

DEMOGRAPHIC PROFILE
CENTER TOWNSHIP AND MARION COUNTY
PERCENT CHANGE IN TOTAL POPULATION
1960 - 1970 AND 1970 - 1980



DEMOGRAPHIC PROFILE
CENTER TOWNSHIP AND MARION COUNTY
TOTAL POPULATION
1960 - 1970 - 1980

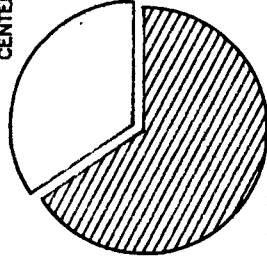
CENTER TWP. 334351 47.9%



BALANCE OF COUNTY 363817 52.1%

1960: 698,168

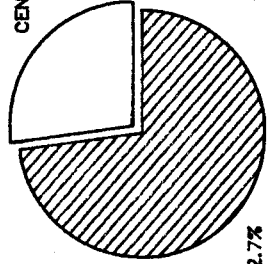
CENTER TWP. 273996 34.5%



BALANCE OF COUNTY 518700 65.5%

1970: 792,296

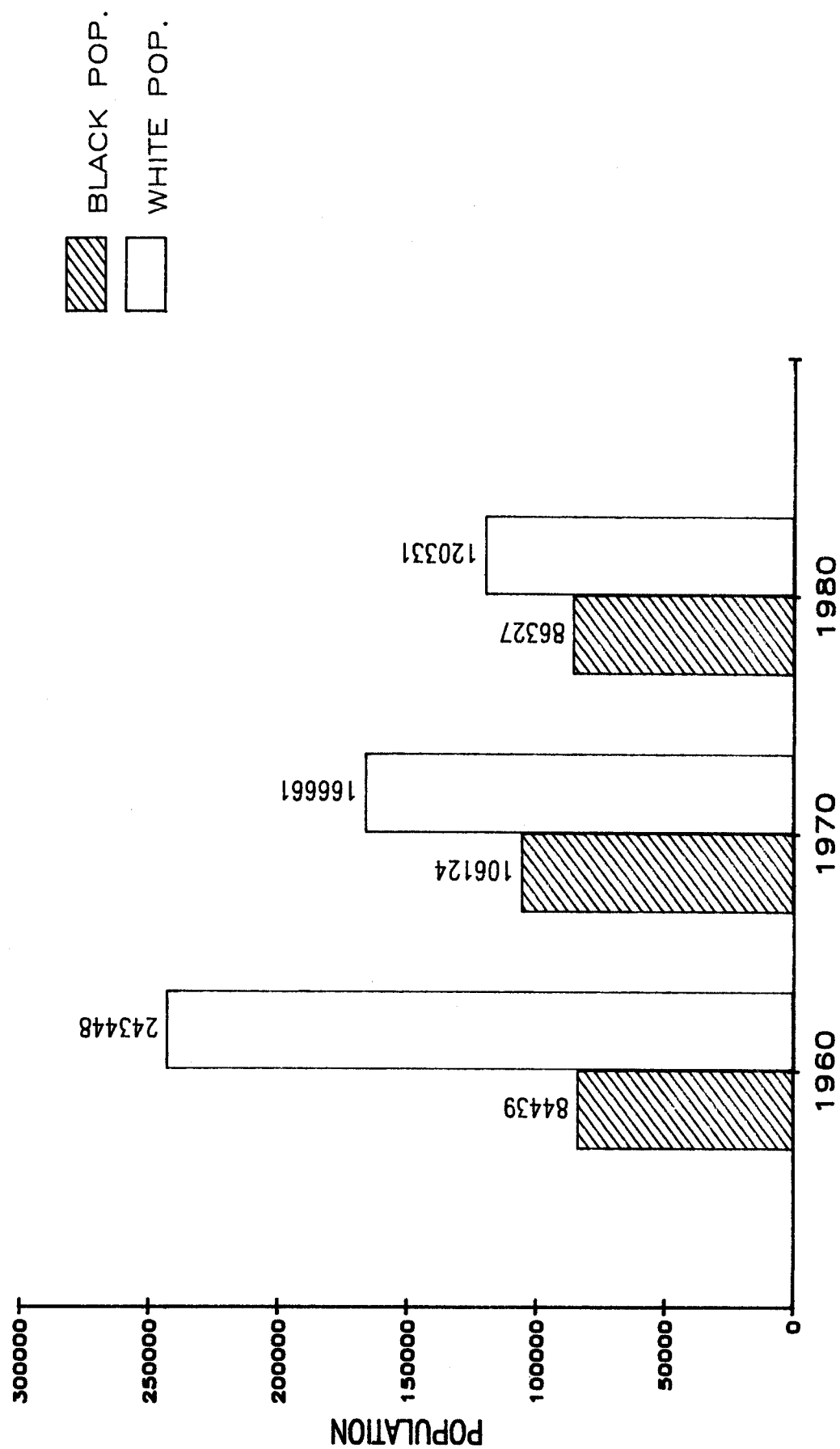
CENTER TWP. 208624 27.3%



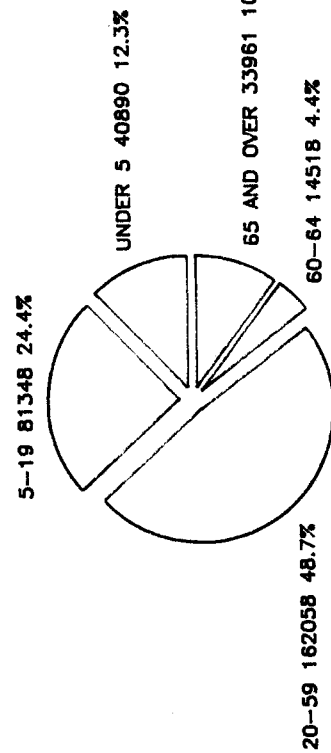
BALANCE OF COUNTY 558609 72.7%

1980: 765,233

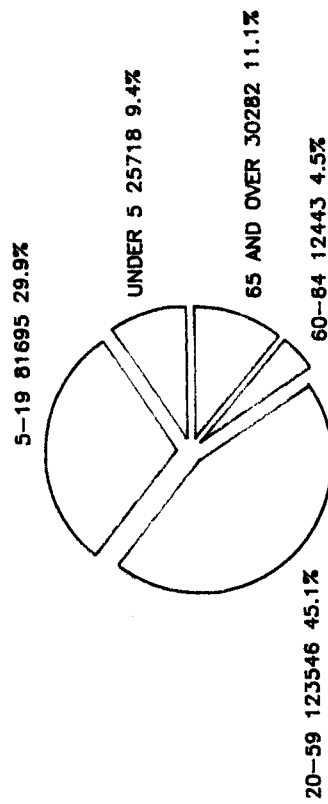
DEMOGRAPHIC PROFILE
CENTER TOWNSHIP
BLACK AND WHITE POPULATION
1960 - 1970 - 1980



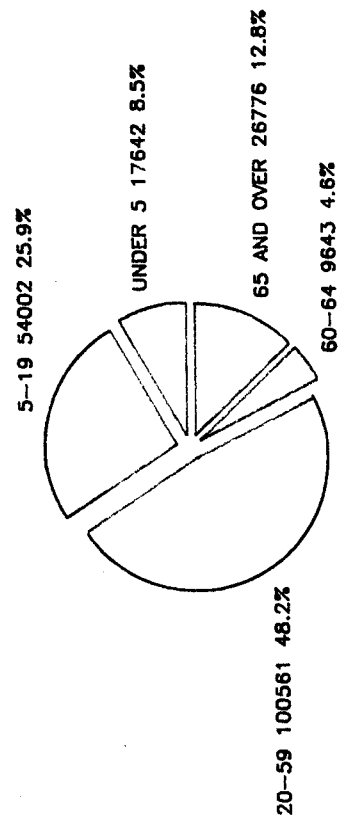
DEMOGRAPHIC PROFILE CENTER TOWNSHIP AGE GROUP POPULATION 1960 - 1970 - 1980



1960: 334,351

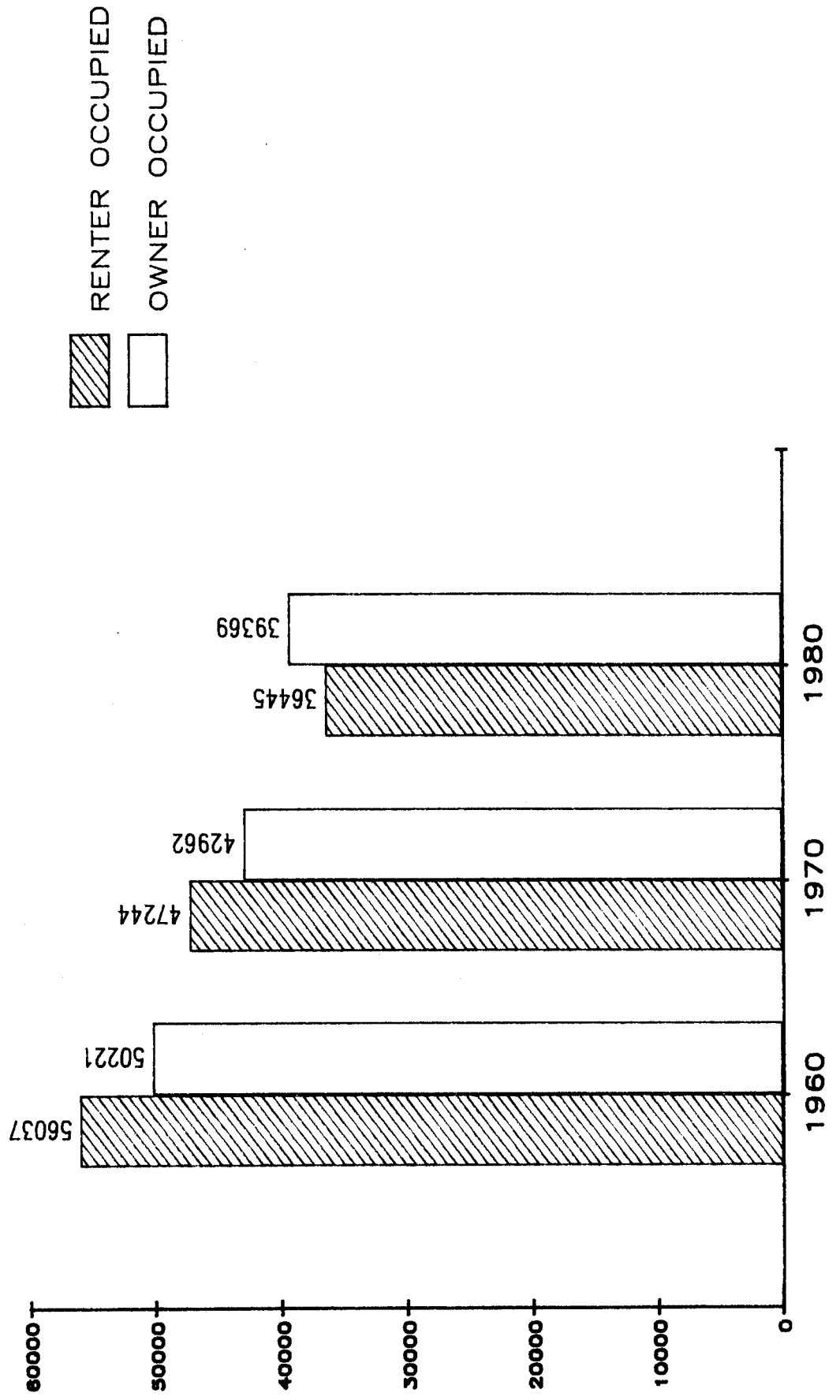


1970: 273,596



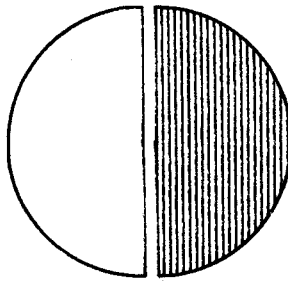
1980: 208,624

DEMOGRAPHIC PROFILE
CENTER TOWNSHIP
OWNER AND RENTER OCCUPIED HOUSING UNITS
1960 - 1970 - 1980



DEMOGRAPHIC PROFILE CENTER TOWNSHIP AND MARION COUNTY TOTAL HOUSEHOLDS 1960 - 1970 - 1980

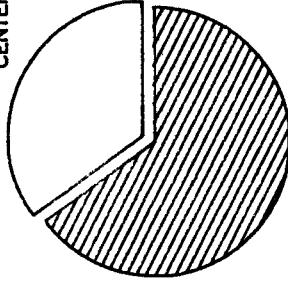
CENTER TWP. 106362 50.2%



BALANCE OF CO. 105436 49.8%

1960: 211,798

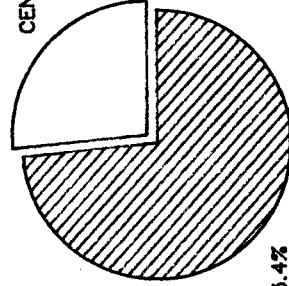
CENTER TWP. 90106 35%



BALANCE OF CO. 167416 65%

1970: 257,522

CENTER TWP. 75814 26.6%



BALANCE OF CO. 209278 73.4%

1980: 285,092

CENTER TOWNSHIP

LAND AREA AND POPULATION DENSITY

<u>Census Tract</u>	<u>Population</u>	<u>Land Area</u>	<u>Population Density</u>
3501.00	2,059	0.872 sq. mi.	2,361.24 per sq. mi.
3502.00	618	0.886 " "	697.52 " " "
3503.00	3,513	0.277 " "	12,682.31 " " "
3504.00	4,264	0.609 " "	7,001.64 " " "
3505.00	3,949	0.642 " "	6,151.09 " " "
3506.00	7,528	0.872 " "	8,633.03 " " "
3507.00	2,848	0.665 " "	4,282.71 " " "
3508.00	3,697	0.539 " "	6,859.00 " " "
3509.00	3,534	0.310 " "	11,400.00 " " "
3510.00	4,592	0.434 " "	10,580.65 " " "
3511.00	3,512	0.465 " "	7,552.69 " " "
3512.00	4,839	0.745 " "	6,495.30 " " "
3515.00	3,194	0.492 " "	6,491.87 " " "
3516.00	2,654	0.359 " "	7,392.76 " " "
3517.00	5,257	0.995 " "	5,283.42 " " "
3519.00	2,579	0.553 " "	4,663.65 " " "
3521.00	4,803	0.633 " "	7,587.68 " " "
3523.00	2,668	0.956 " "	2,790.79 " " "
3524.00	3,560	0.829 " "	4,294.33 " " "
3525.00	3,500	0.513 " "	6,822.61 " " "
3526.00	5,731	0.893 " "	6,417.69 " " "
3527.00	4,861	0.858 " "	5,665.50 " " "
3528.00	2,727	0.844 " "	3,231.04 " " "
3531.00	1,274	0.183 " "	6,961.75 " " "
3532.00	2,211	0.352 " "	6,281.25 " " "
3533.00	3,843	0.675 " "	5,693.33 " " "
3535.00	1,540	0.787 " "	1,956.80 " " "
3536.00	4,182	1.752 " "	2,386.99 " " "
3538.00	2,467	0.450 " "	5,482.22 " " "
3539.00	1,023	0.829 " "	1,234.02 " " "
3541.00	2,097	0.761 " "	2,755.58 " " "
3542.00	3,838	0.773 " "	4,990.94 " " "
3544.00	2,299	0.626 " "	3,672.52 " " "
3545.00	3,760	0.326 " "	11,533.74 " " "
3547.00	2,796	0.199 " "	14,050.25 " " "
3548.00	2,910	0.188 " "	15,478.72 " " "
3549.00	3,367	0.400 " "	8,417.50 " " "
3550.00	3,552	0.310 " "	11,458.06 " " "
3551.00	2,838	0.305 " "	9,304.92 " " "
3553.00	3,072	0.287 " "	10,703.83 " " "
3554.00	3,556	0.386 " "	9,212.44 " " "
3555.00	4,026	0.990 " "	4,066.67 " " "
3556.00	2,554	0.952 " "	2,682.77 " " "

<u>Census Tract</u>	<u>Population</u>	<u>Land Area</u>	<u>Population Density</u>
3557.00	3,865	0.830 sq. mi.	4,656.63 per sq. mi.
3559.00	4,020	0.408 " "	9,852.94 " " "
3562.00	2,038	0.598 " "	3,408.03 " " "
3563.00	858	0.903 " "	950.17 " " "
3564.00	2,655	1.181 " "	2,248.09 " " "
3569.00	3,879	0.456 " "	8,506.58 " " "
3570.00	3,807	0.435 " "	8,751.72 " " "
3571.00	3,222	0.394 " "	8,177.66 " " "
3572.00	4,892	0.526 " "	9,300.38 " " "
3573.00	2,693	0.802 " "	3,357.86 " " "
3574.00	5,719	1.662 " "	3,441.03 " " "
3575.00	5,490	1.452 " "	3,780.99 " " "
3576.00	8,201	1.392 " "	5,891.52 " " "
3578.00	2,616	0.410 " "	6,380.49 " " "
3579.00	4,371	1.090 " "	4,010.09 " " "
3580.00	2,323	1.870 " "	1,242.25 " " "
3581.00	4,263	2.644 " "	1,612.33 " " "
Center Twsp.	208,624	43.798 " "	4,763.32 " " "
Marion County	765,233	403.057 " "	1,898.57 " " "

CENTER TOWNSHIP
LAND USE ISSUES

Center Township is the oldest and most densely developed of all the Marion County townships. As such, the principal land use concerns are preserving the integrity of existing uses while attempting to improve uses where warranted.

- Gentrification of older neighborhoods.

This is essentially a problem of improving existing land uses without destroying the character of the areas and displacing the existing residents who are often poor. The problem appears to be most severe for residents of historic districts such as Old Northside, Heron-Morton, Chatham-Arch and Lockerbie Square where there is considerable interest in the restoration of older homes and buildings.

- Use of vacant land resulting from demolition of substandard buildings.

There are many vacant lots in Center Township where substandard buildings have been demolished. Infill housing must be sensitive to the character of neighborhoods in which they are being built.

- The perception that the Regional Center is being redeveloped to the detriment of Center Township neighborhoods.

Many Center Township residents believe that the City is spending too much money on downtown projects and not enough money in the neighborhoods for sidewalks, street improvements, etc. Some of the more vocal residents promote the City's financial participation in non-traditional areas such as social services.

- The lack of neighborhood shopping facilities in the township.

There is a lack of neighborhood shopping areas such as grocery stores, drug stores, hardware stores, etc. in proportion to the number of residents in Center Township. This is particularly true of the larger, new stores that are often able to offer commodities at lower prices than their smaller counterparts.

- The concentration of tax-exempt entities in Center Township.

The incidence of tax-exempt property in Center Township is such that it is estimated that as much as 40% of the township's tax base is off the property tax rolls.

- The lack of home repair money for neighborhoods.

Many residents believe that the City does not make enough home improvement money available to the neighborhoods to make a significant difference in the housing stock of any given area.

CENTER TOWNSHIP

VACANT "URBANIZED" LAND AREA

HOUSING INFILL AND INDUSTRIAL DEVELOPMENT SITE DATA

The Division of Planning maintains a computerized file of vacant land parcels suitable for development in the county. Called the Vacant Land Locator System, the file inventories all vacant land areas of more than one acre in the "built-up" or "urbanized" areas of the county that are served by water and sewer lines.

Based on information contained in this file, Center Township currently has forty-five such parcels containing 518 acres that are served by water and sewer lines that would be suitable for infill development.

The file shows that 216 acres of this vacant land is in residential acreage and 207 acres in industrial acreage.

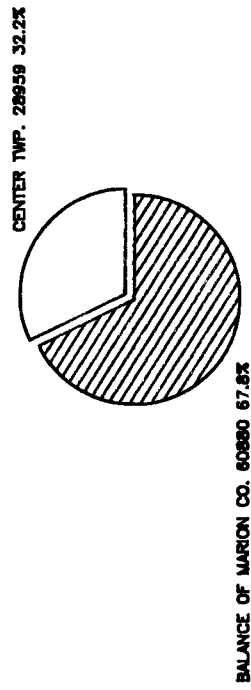
CENTER TOWNSHIP

HOUSING PRODUCTION: 1975 - 1985

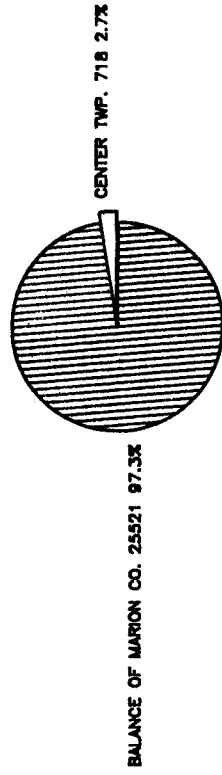
Center Township lost 7,361 housing units during the eleven year period 1975 - 1986 as a result of demolition activity. Areas of heaviest clearance were those Census Tracts north of I-70 and I-65 and south of Fall Creek in the north central portion of the township.

Only 874 housing starts were recorded in this same period of time. However, the 1980's have seen significant interest in the township in the restoration/rehabilitation of older center-city dwellings and the conversion of other structures to residential uses. Based on the record of Building and Improvement Location Permits issued since 1979, approximately 6,800 units of housing were rehabilitated. Since 1980, the combination of reduced demolition activity, restoration/conversion/rehabilitation activity and a limited number of new housing starts may have realized the first net increase in Center Township's housing stock in the past thirty years.

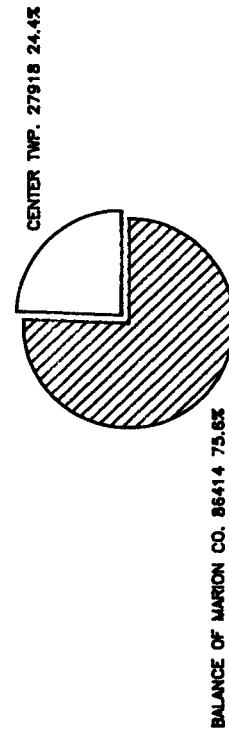
COMPARISON OF MULTI-FAMILY HOUSING CENTER TOWNSHIP AND MARION COUNTY 1/1/1975 - 12/31/1985



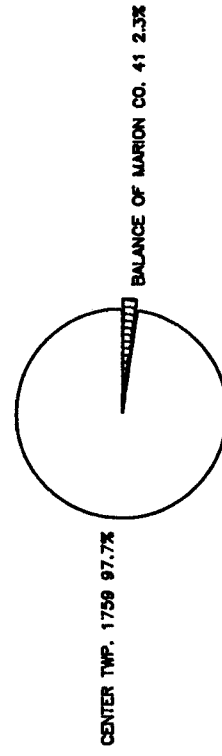
MULTI-FAMILY UNITS 1975



STARTS 1975 - 1985

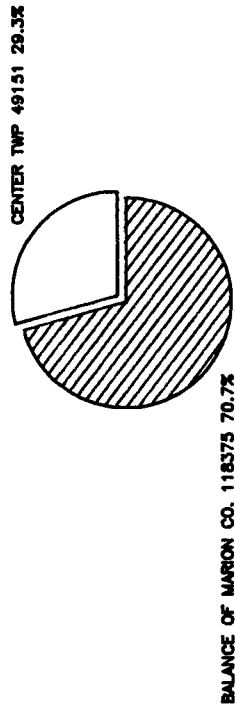


MULTI-FAMILY UNITS 1985

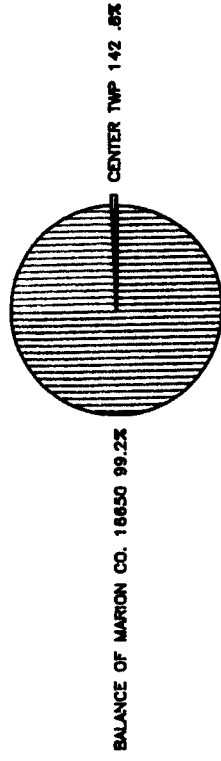


LOSSES 1975 - 1985

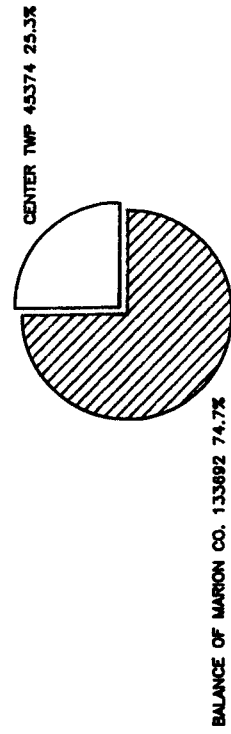
COMPARISON OF SINGLE FAMILY HOUSING CENTER TOWNSHIP AND MARION COUNTY 1/1/1975 - 12/31/1985



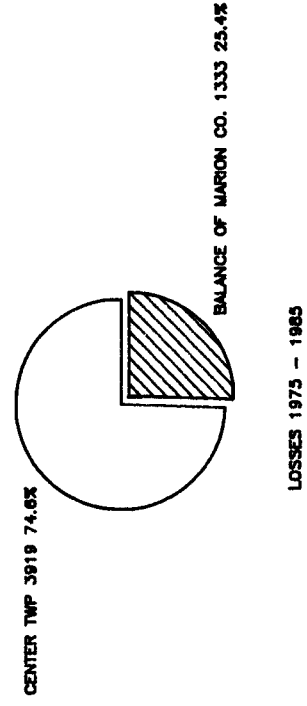
HOUSING UNITS 1975



STARTS 1975 - 1985



HOUSING UNITS 1985



LOSSES 1975 - 1985

CENTER TOWNSHIP

HOUSING REHABILITATION

JANUARY, 1980 TO NOVEMBER, 1985

<u>REGIONAL CENTER</u>			<u>BALANCE OF TOWNSHIP</u>		
	SF + DF	MF		SF + DF	MF
1980	18	12	1980	315	364
1981	23	12	1981	422	219
1982	35	147	1982	431	537
1983	28	115	1983	331	343
1984	20	395	1984	294	951
1985	25	727	1985	121	1080
	<u>334</u>	<u>1408</u>		<u>1915</u>	<u>3494</u>

Highlights

1980-Barrington Apts. rehabilitated	171 units
Campus Apts. "	105 units
1981-Renaissance Place constructed	120 units
Barrington Apts. rehabilitated	132 units
1982-Lockerbie Glove rehabilitated	60 units
Marott "	239 units
1983-Goodwin Plaza constructed	101 units
Turnverein rehabilitation begun	42 units
Orchard Park Apts. rehabilitated	96 units
Blackburn Terrace Apts. rehabilitated	100 units
Lockerbie Glove - constructed	14 units
1984-Lockerbie Glove - constructed	35 units
Turnverein rehabilitation continues	51 units
IHA - 555 N. Mass. rehabilitated	50 units
Quad Props. - 1229 N. Illinois rehabilitated	30 units
332 E. 9th St. rehabilitated	84 units
440 E. North St. rehabilitated	78 units
Acquisition & Restoration - 348 Ind. - rehab.	25 units
Raleigh Apts. 108 E. 13th - rehabilitated	50 units
Federal Property Mgmt.- 2534 N. Ill. - rehab.	196 units
Community Interfaith - 1840 S. Perkins -rehab.	147 units
Zender Prop. - 3140 N. Meridian - rehab.	300 units

SF = Single-family units

DF = Double-family units

MF = Multi-family units

Source: Building Permits

1985 - Through November

Jackson Apts. - 233 McCrea St. rehabilitated	60 units
Tomart Group - 825 N. Del. - rehabilitated	50 units
N. Del. Assoc. - 1001 N. Del. - rehab.	38 units
El Dee Props. - 226 E. 12th St. rehab.	30 units
Fletcher Place Invest. - 550 Fletcher Ave. rehab.	26 units
Renaissance Tower - 230 E. 9th Ave. - rehab.	81 units
Acquisition & Restoration - 611 N. Penn. - rehab.	24 units
Stenz & Assoc. - 621 E. Vermont - rehab.	15 units
Acquisition & Restoration-1229 N. Penn - rehab.	35 units
Indpls. Hist. Partners 902, 919 N. Penn- rehab.	40 units
Indpls. Hist. Partners 221 E. Michigan - rehab.	72 units
Circle Design - 39 E. 9th - rehab.	20 units
Harrison Square - 13th & Alabama - constructed	27 units
Tomart Group - 1701 N. Illinois - rehab.	56 units
IHA-rehab.	220 units
Buckingham Apt. - 3101 N. Meridian - rehab.	137 units
Balmoral Apts. - 3055 N. Meridian - rehab.	50 units
Picadilly Crt. - 28 E. 16th St. - rehab.	80 units
Stenz & Associates - 3103 N. Meridian - rehab.	74 units
Olga Vera Row Houses	20 units

CENTER TOWNSHIP

APARTMENT/CONDOMINIUM LISTINGS

Since 1964 there have been 50 apartment complexes containing a total of 6,412 units built or rehabilitated in Center Township. Of these, more than half (3,272) are assisted units.

In the same period of time there were 324 condominium units built or rehabilitated in Center Township.

DIVISION OF PLANNING
APARTMENT/CONDOMINIUM LISTING
BY TOWNSHIP
AS OF 01/10/86

COND. APT	TOWNSHIP	DATE	NAME/NAME	ORIG. NAME	STREET NUM.	DIREC.	STREET	PROPOSED	UNITS #	ASST.	UNITS
A	DEN	67	BLACKBURN TERRACE	SALEM VILLAGE	3100	N	BALTIMORE	250	250	P	250
		68	JOHN J. BARTON	JOHN J. BARTON	501	N	EAST ST.	505	505	P	505
		69	BROKENBUR TERRACE	RYMOND VILLA	2300	S	PERKINS AVE.	250	250	P	250
			RIVERPOINTE	RYMOND HOUSE	1152	N	WHITE RIVER PKWY. N. DR.	144	144	N	0
			STONEKEY APTS.	STONEKEY APTS.	2504	E	MINNESOTA ST.	676	676	N	0
			ANDREWS GARDENS	ANDREWS GARDENS	3333	N	BOULEVARD PL.	30	30	N	0
		70	BROOKSIDE COURTS	BROOKSIDE COURT /1	1848	S	PERKINS AVE.	140	140	Y	140
			BARKER	FLETCHER /1	5035	E	FLETCHER	10	10	N	0
			GEORGE AVALOS	GEORGE AVALOS /1	2419	S	HOBART	8	8	N	0
			GRANDVILLE	GRANDVILLE /1	3514	E	BETHEL	156	156	Y	60
			U S C O	HOSBROOK /1	1018		HOSBROOK	24	24	Y	20
			MT ZION	MT ZION /1	3639		BOULEVARD	61	61	N	0
			PARKVIEW PLACE	PARKVIEW PLACE /2	2302	N	HILLSTIDE	185	185	Y	113
			SHAW APTS	SHAW APTS /1	4975	W	16TH ST	10	10	N	0
			CLEARSTREAM GARDENS	CLEARSTREAM GARDENS	2353	S	RILEY	202	202	P	202
		71	GEORGE AVALOS	GEORGE AVALOS /2	2419	S	HOBART	4	4	N	0
			ORCHARD PARK	ORCHARD PARK /1	3101	N	BALTIMORE	94	94	Y	94
			TWIN HILLS	TWIN HILLS	3600	N	HILLSTIDE AVE.	66	66	P	66
			RODNEY TERRACE	RODNEY TERRACE	1353	S	RILEY	102	102	P	102
		72	ACADEMY	ACADEMY /1	1350	N	MERIDIAN ST	79	79	N	47
			GEORGE AVALOS	GEORGE AVALOS /3	2419	S	HOBART	4	4	N	0
			LUSAR TOWER	INDPLS HOUSING AUTH /1	901		FT. WAYNE AV	225	225	P	225
			JACKSON PLACE	JACKSON PLACE /1	233	S	MCCREA	76	76	N	0
		73	BEECH CREST	BEECH CREST /1	2655	S	PENN AV	48	48	N	0
			CARAVELLE COMMONS	CARAVELLE COMMONS /1	610	E	16TH ST	65	65	Y	52
			LIONEL F. ARTIS CENTER	LIONEL F. ARTIS CENTER	410	N	MERIDIAN ST.	248	248	P	248
		76	SHORELAND TOWERS	SHORELAND TOWERS	3710	N	MERIDIAN ST.	226	226	Y	50
			METEBROCHER TERRACE	METEBROCHER TERRACE	2534	N	ILLINOIS ST	296	296	Y	178
			BLANCHERNE	BLANCHERNE	402	N	MERIDIAN ST.	90	90	Y	54
			LACD TOWNE CLUB	LACD TOWNE CLUB	3660	N	MERIDIAN ST.	112	112	Y	68
			SAVOY-HOOSIER	SAVOY-HOOSIER	401	N	ILLINOIS ST.	196	196	Y	118
		78	RANSOM STREET APTS.	RANSOM STREET APTS.	511	W	RANSOM ST.	44	44	Y	43
		79	TUPUI MODULAR HOUSING	TUPUI MODULAR HOUSING /1	1221	W	MICHIGAN ST	40	40	N	0
		80	NEW LIFE MANOR	NEW LIFE MANOR	1030	N	BEVILLE	48	48	Y	48
			CAMPUS APTS.	CAMPUS APTS.	735	W	11TH ST.	103	103	Y	103
		82	MARROTT	MARROTT /1	2625	N	MERIDIAN ST	239	239	N	0
		83	TURNERWEIN	TURNERWEIN	902	N	MERIDIAN ST.	51	51	N	0
			GOODWIN PLAZA	GOODWIN PLAZA	601	W	ST CLAIR	101	101	Y	100
		84	KENWOOD PLACE	KENWOOD PLACE /1	2061	N	ILLINOIS ST.	74	74	N	0
			THE MARTENS	THE MARTENS	348		INDIANA AVE.	19	19	N	0

DIVISION OF PLANNING
APARTMENT/CONDOMINIUM LISTING
BY TOWNSHIP
AS OF 01/10/86

CONDO. APT	TOWNSHIP	DATE	NAME	ORIG. NAME	STREET	DIREC.	STREET NUM	STREET	PROPOSED	UNITS #	ASST.	ASST. UNITS
A	DEC	66	HICKORY TREE	HUNTINGTON PARK /1	5912 W	W		MOORESVILLE RD	48	48	N	0
		68	HICKORY TREE	HUNTINGTON PARK /2	5600 W	W		MOORESVILLE RD	108	108	N	0
		69	MANCHESTER VILLAGE	MANCHESTER VILLAGE /1	4202 S	S		MAN RD	136	136	N	0
			TROY MANOR	TROY MANOR /1	4601 W	W		TROY AV	136	136	Y	136
		71	MANCHESTER VILLAGE	MANCHESTER VILLAGE /3	4202 S	S		MAN RD	68	68	N	0
			MANCHESTER VILLAGE	MANCHESTER VILLAGE /4	4202 S	S		MAN RD	68	68	N	0
			TROY MANOR	TROY MANOR /2	4601 W	W		TROY AV	74	74	N	0
		72	HIGHLAND ESTATES	HIGHLAND ESTATES /1	4002 S	S		FOLTZ RD	138	138	N	0
		74	MANNSFIELD	MANNSFIELD /1	4750 S	S		MAN RD	276	276	N	0
		75	TROY MANOR	TROY MANOR /3	4601 W	W		TROY AV	68	68	N	0

DIVISION OF PLANNING
APARTMENT/CONDOMINIUM LISTING
BY TOWNSHIP
AS OF 01/10/86

CONDO, APT	TOWNSHIP	DATE	NAME	ORIG. NAME	STREET NUM	DIREC.	STREET	PROPOSED	UNITS_#	ASST.	ASST. UNITS
C	CEN	82	RENAISSANCE PLACE	RENAISSANCE PLACE	701 N	N	ALABAMA ST.	120	120	N	0
			EAST STREET TOWNHOUSES	EAST STREET TOWNHOUSES	306 N	N	EAST ST.	5	5	N	0
		83	LOCKERBIE GLOVE CO.	LOCKERBIE GLOVE CO.	502 E	E	VERMONT ST.	109	109	N	0
		84	MORRIS TOWNHOUSES	MORRIS TOWNHOUSES	1236 N	N	CENTRAL AV.	6	6	N	0
			LOCKERBIE NEWS /1	LOCKERBIE NEWS /1	316 N	N	EAST ST	5	5	N	0
			CHARMOOD TERRACE	CHARMOOD TERRACE	3401 N	N	PENNSYLVANIA ST.	32	32	N	0
		85	HARRISON PLACE	HARRISON PLACE /1	1304 N	N	ALABAMA ST	27	27	N	0
			OLGA VERA ROW HOUSES	OLGA VERA ROW HOUSES	1440 N	N	ILLINOIS ST.	20	20	N	0

CENTER TOWNSHIP REZONINGS - 1983 - 1985

Acreage Rezoned from:	1983	1984	1985	Total
Industrial	2.58	11.67	155.45	169.70
Central Business District	0.00	0.00	55.00	55.00
Commercial	4.44	13.01	32.30	49.75
Residential	6.85	12.06	50.16	69.07
Agriculture	0.00	0.00	6.42	6.42
Special Use	0.00	2.40	28.83	31.23
Total	13.87	39.14	328.16	381.17

Acreage Rezoned to:	1983	1984	1985	Total
Industrial	3.55	4.82	2.05	10.42
Central Business District	3.44	13.86	255.79	273.09
Commercial	5.62	12.30	26.94	44.86
Residential	1.00	3.64	13.87	18.51
Agriculture	0.00	0.00	0.00	0.00
Special Use	0.15	4.52	29.51	34.18
Total	13.76	39.14	328.16	381.06

A total of approximately 400 acres were rezoned in Center Township in the years 1983 through 1985. 381 of the acres are listed here. The other acreage is not included in these tables because it involves rezonings from one classification to another within the same land use category. The obvious implications from the tables are that rezonings in the central city are occurring more often and are involving more land today than they did three years ago.

The biggest reason for the huge jump in acreage in 1985 is due to 253 acres being rezoned for White River State Park. Aside from that, however, approximately 75 acres were rezoned last year, nearly double the 1984 figure. The increases occurred fairly uniformly in residential, commercial and special uses. All three of these categories saw substantial growth, particularly the special use classification which increased by more than 600 percent over the amount rezoned in 1984. Nearly all the rezonings involved fairly small parcels of land, generally less than an acre in size. A few of the larger parcels of rezoned land included 23.7 acres in the C-S category (special commercial district), for a waste treatment facility and 10 acres for an electric substation.

The general increase in zoning activity in Center Township seems to indicate the general upturn of interest in the downtown and near downtown areas. The general trend in Center Township rezonings indicates the strength of activity in the central core, emphasized by 273 acres being rezoned to Central Business District classifications. The largest portion of this land has been from the industrially zoned categories, showing the decline of that sector in the makeup of Center Township.

CENTER TOWNSHIP

TRIP GENERATION TO REGIONAL CENTER

Center Township generates about 34,000 person trips into the Regional Center each working day of the year. Approximately 5,200 of these trips are by public carriers and the remainder by private vehicle.

Based on Marion County averages, we can estimate that 25% of these trips are for work-related purposes.

CENTER TOWNSHIP
ASSESSED VALUATION
 By
TAXING DISTRICT

<u>Tax District</u>	<u>Net</u> <u>Real Estate</u>	<u>Railroads & Other Per-</u> <u>Utilities</u>	<u>sonal Prop.</u>	<u>Appeals</u>	<u>Total Net</u> <u>Assess Val.</u>
Indpls. Center	423,265,870	78,798,780	371,012,340	1,914,170	871,162,820
Beech Grove,					
Center	81,771,140	796,420	2,898,240		11,871,800
West Washington					
Project	54,907,480				54,907,480
Harding Street					
Project	7,747,060				7,747,060
Southeast Rede-					
velop. Project	16,075,500				16,075,500
Northwest Rede-					
velop Project	3,432,690				3,432,690
Near North					
Indus. Project	2,576,140				2,576,140
Union Station					
Center Project	9,120,700				9,120,700
Convention Center					
Hotel Revedel.					
Project	4,072,400				4,072,400
Center Township Total Net Assessed Valuation					980,966,570
Marion County Total Net Assessed Valuation					4,130,226,450

AIR POLLUTION ISSUES

Center Township contains a heavy concentration of industrial uses, particularly in the southwest quadrant. Most of these sites evolved during the early development of the City.

All smokestack or "point sources" must meet the emission limits established by Federal (EPA) guidelines and State Board of Health regulations. These regulations are enforced locally by DPW's Air Pollution Control Division. Overall, compliance is very good.

Particulates

The concentration of industries has created some problems in attaining the national air quality standards for particulates. Currently, all of the township is designated by EPA as non-attainment although DPW's air division will soon submit a petition for redesignation of most of the township to non-attainment for the secondary standard only (thus primary standard attainment). Only the area near National Starch and Chemical would continue, under this request, to be designated primary (and secondary) standard non-attainment.

The other major contributor to particulates, on an areawide basis, is fugitive dust from roadways caused by auto traffic. The current street sweeping program in the Mile Square has significantly reduced these vehicle reentrainment emissions.

An EPA-mandated growth ban currently exists in Center Township for major point sources of particulate sources (100 tons or more per year of emissions). New sources less than 100 tons per year are permitted if sufficient emission offsets are created.

Sulfur Dioxide

Center Township (entire) is designated as a non-attainment area for this pollutant. The air division is in the process of revising the State Implementation Plan. No growth ban is in effect for this pollutant, but new major sources must obtain offsets.

Carbon Monoxide

The downtown area is still a designated non-attainment area for this pollutant which results principally from vehicle exhaust. The State Implementation Plan for attainment has been revised and awaits EPA approval, which should occur very soon. The plan calls for the Washington-Maryland system (to improve traffic flow) and the continuation of EPA new car emission controls.

No CO violations were experienced during 1985.

CENTER TOWNSHIP

PLANNED CAPITOL IMPROVEMENT PROJECTS

1986 - 1990

SUMMARY BY AGENCY

IND'PLS. DEPT. OF PARKS AND RECREATION	\$ 3,387,500
IND'PLS. DEPT. OF PUBLIC SAFETY	25,530,000
IND'PLS. DEPT. OF PUBLIC WORKS	
FLOOD CONTROL DIVISION	5,810,000
SOLID WASTE DIVISION	5,750,000
ENGINEERING DIVISION	87,000,000
IND'PLS. DEPT. OF METROPOLITAN DEVELOPMENT	50,906,000
IND'PLS. DEPT. OF TRANSPORTATION	
STREET ENGINEERING DIVISION	55,216,500
TRAFFIC ENGINEERING DIVISION	6,525,000
INDIANA DEPARTMENT OF HIGHWAYS	62,037,000
Total:All Agencies	<u>\$302,162,000</u>

CENTER TOWNSHIP

PLANNED CAPITAL IMPROVEMENT PROJECTS

1986 - 1990

<u>Project No.</u>	<u>Project</u>	<u>Amount</u>	<u>Year</u>	<u>Funding Source</u>	<u>Total Cost</u>
<u>DEPT. OF PARKS AND RECREATION</u>					
86-DPR-2011*	Coffin G.C.: Club-house, drainage & bldg. improvement	\$25,000 25,000 100,000	'86 '87 '90	A-6 A-6 A-4	 <u>\$ 150,000</u>
86-DPR-2012	Sarah Shank G.C.: upgrade course & buildings	20,000 20,000 20,000	'86 '87 '90	A-4 A-4 A-4	 <u>60,000</u>
86-DPR-2014	Christian Pk: General upgrade facilities	225,000 25,000	'86 '86	A-4 A-6	 <u>250,000</u>
86-DPR-2018	Douglas Pk: Renovate pool, Center, tennis cts. Build bleachers backstop & benches	194,500	'86	A-4	<u>194,500</u>
86-DPR-2027*	So. Grove G.C.: Complete upgrade	150,000 16,000 70,000	'86 '86 '90	A-4 A-6 A-4	 <u>236,000</u>
86-DPR-2028*	Riverside G.C.: Complete upgrade	25,000 80,000	'86 '90	A-6 A-4	 <u>105,000</u>
86-DPR-2029	JTV Hill Pk.: Renovate center & restrooms	50,000	'87	C91	<u>50,000</u>
86-DPR-2032	Garfield Pk.: Renovate bath house, pool, rec. center, conservatory, gardens. New parking, basketball, lighting	800,000 45,000 66,000	'86 '86 '87	A-4 A-6 A-6	 <u>911,000</u>
86-DPR-2034*	DPR Headquarters: Renovation.	200,000 20,000 80,000	'86 '86 '87	A-4 A-6 A-6	 <u>300,000</u>

Project No.	Project	Amount	Year	Funding Source	Total Cost
86-DPR-2048*	Velodrome: Build assembly, office & storage space	\$ 200,000 150,000	'86 '86	A-4 C91	<u>\$ 350,000</u>
86-DPR-3003*	Riverside Pk: Add parking, basketball cts, boat ramp. Renovate memorial and center	150,000 60,000 50,000 50,000	'86 '86 '88 '90	A-4 C91 C91 C91	<u>310,000</u>
86-DPR-3007	Brookside Pk: Parking improvement, roads, center renovation	100,000 20,000 50,000	'86 '86 '90	A-4 C91 C91	<u>170,000</u>
86-DPR-3008	Martin L King Pk: Playground, landscaping improve.	50,000	'90	C91	<u>50,000</u>
86-DPR-3009*	Riverside Nursery: Storage bldg. replacement.	10,000 80,000	'87 '90	A-6 A-4	<u>90,000</u>
86-DPR-3011	Rhodus Pk: General upgrade	35,000 35,000	'88 '90	C91 C91	<u>70,000</u>
86-DPR-3015*	Ross/Claypool Pk: upgrade	36,000	'89	C91	<u>36,000</u>
86-DPR-3016	Orange Pk: Upgrade	55,000	'89	C91	<u>55,000</u>
	A-4 Proposed Gen. Obligation Bonds			\$ 2,409,500	
	A-6 Cumulative Cap. Devel. Fund			337,000	
	C91 CD Block Grant			641,000	
	Total DPR			<u>\$ 3,387,500</u>	

* Project lies in or will benefit more than one twsp. (Figures may be duplicated.)

DEPT. OF PUBLIC SAFETY

86-DPS-2001*	Communications Sys: Microwave, computer-aided dispatch	\$11,780,000 8,890,000 4,210,000	'86 '87 '88	A-4 A-4 A-4	<u>\$24,880,000</u>
86-DPS-2002*	Animal Shelter: Replace facilities	500,000	'86	A-4	<u>500,000</u>
86-DPS-2004*	Horse Patrol: build stable facility	150,000	'86	A-4	<u>150,000</u>
	A-4 Proposed Gen. Obligation Bond			<u>\$ 25,530,000</u>	

* Project lies in or will benefit more than one twsp. (Figures may be duplicated.)

<u>Project No.</u>	<u>Project</u>	<u>Amount</u>	<u>Year</u>	<u>Funding Source</u>	<u>Total Cost</u>
<u>DEPT. OF PUBLIC WORKS: Flood Control Division</u>					
86-FCD-1001	Fall CK, 2400 Northwest- ern to 34th: Channel and bank improve., walks, paths, fountains	\$ 400,000	'86	C91	<u>\$ 400,000</u>
86-FCD-2003*	Windsor Branch, Pasa- dena to Pleasan- Run: Channel improvments	180,000	'86	A-4	<u>180,000</u>
86-FCD-2018	Southern, Perkins, Ray- mond, Hobart: Drainage improvements.	385,000	'86	A-4	<u>385,000</u>
86-FCD-2022	Bean Ck, Emerson to Hawthorn Yards: Chan- nel improvements	545,000	'86	A-4	<u>545,000</u>
86-FCD-2027*	Flood Control Opera- tions Bldg: build fa- cility	1,300,000	'86	A-4	<u>1,300,000</u>
86-FCD-2028*	Crooked Ck; Flood con- trol improvements	2,600,000	'90	A-4	<u>2,600,000</u>
	C-91 C.D. Blck Grant			\$ 400,000	
	A-4 Proposed Gen. Obligation Bonds			5,410,000	
	Total DPW:FCD			<u>\$ 5,810,000</u>	

* Project lies in or will benefit more than
one twsp. (Figures may be duplicated.)

DEPT. OF PUBLIC WORKS: Solid Waste Disposal

86-SWD-2001*	Transfer Station: Build facility	\$ 5,750,000	'87	A 4	<u>\$ 5,750,000</u>
	A-4 Proposed Gen. Oblications Bonds			<u>\$ 5,750,000</u>	

* Project lies in or will benefit more than
one twsp. (Figures may be duplicated.)

DEPT. OF PUBLIC WORKS: Engineering Division

86-END-1001*	Sludge Management	\$ 30,000,000	'86	A-4	
	Facility: Construct.	7,000,000	'86	B31	
		35,000,000	'86	C93	<u>\$ 72,000,000</u>

Project No.	Project	Amount	Year	Funding Source	Total Cost
86-END-1002*	Castleton Relief Sewer Broad Ripple Pk to 30th & Fall Ck: Construction	\$ 200,000 5,600,000 9,700,000	'86 '87 '88	A-4 A-4 A-4	<u>\$ 15,500,000</u>
	A-4 Proposed Gen. Obligation Bonds			\$ 45,000,000	
	B31 In. State Board of Health			7,000,000	
	C92 Environmental Protection Agency			35,000,000	
	Total DPW:END			<u>\$ 87,000,000</u>	

* Project lies in or will benefit more than one twsp. (Figures may be duplicated.)

DEPT. OF METROPOLITAN DEVELOPMENT:

86-DMD-2001*	Lockfield Gardens/Lower Canal renovation & redevelopment: Housing & commercial develop. sewers and parking.	\$ 4,192,000 394,000	'86 '87	A93 A93	<u>\$ 4,586,000</u>
86-DMD-2002*	Square 88: Parking garage, office bldg., pedestrian plaza.	\$ 4,326,000	'86	A93	<u>\$ 4,326,000</u>
86-DMD-2003*	W. Wash. St. Revitalization/Downtown Redevelopment: Indiana Theater, Shopping Mall	\$11,807,600 10,186,400 10,000,000 10,000,000	'86 '86 '87 '88	A93 D-1 D-1 D-1	<u>\$ 41,994,000</u>
	A-93 Local Bond Bank			\$ 20,719,600	
	D-1 Private participation funds			<u>30,186,400</u>	
	Total DMD			<u>\$ 50,906,000</u>	

* Project lies in or will benefit more than one twsp.

DEPT. OF TRANSPORTATION: Street Engineering Division

86-SED-1066	Wash.-Maryland Connector: Connect WASH. to Maryland St.	\$ 325,000 975,000	'86 '86	A-3 C3-4	<u>\$ 1,300,000</u>
86-SED-2009	Rural, I-70 to Pogue's Run: 4-lane divided roadway	100,000 300,000 560,000 1,050,000 1,190,000	87-88 87-88 89-90 89 90 89-90	A-4 C-3 A-4 C-3 C51	<u>3,200,000</u>

Project No.	Project	Amount	Year	Funding Source	Total Cost
86-SED-2011	Keystone, I-70 to Fall Ck:Widen to 4-lane roadway	\$ 120,000	87-88	A-4	
		225,000	87-88	C-3	
		255,000	87-88	C51	
		120,000	89-90	A-4	
		225,000	89-90	C-3	
		255,000	89-90	C51	
		1,600,000	89-90	A-4	
		3,000,000	89-90	C51	<u>\$ 9,200,000</u>
86-SED-2013	Wash. St, West St. to New Jersey: 4-lane westbound and landscaping	75,000	'86	A-4	
		425,000	'86	C51	
		1,400,000	87-88	A-4	
		2,625,000	87-88	C-3	
		2,975,000	87-88	C51	<u>7,500,000</u>
86-SED-2033*	East 38th, Fall Ck to Arlington: 4-lane divided roadway	75,000	'86	B-1	
		225,000	'86	C3-4	
		125,000	87-88	B-1	
		375,000	87-88	C-3	
		750,000	87-88	B-1	
		2,250,000	87-88	C-3	
		1,250,000	89-90	B-1	
		3,750,000	89-90	C-3	<u>8,800,000</u>
86-SED-2045	10th and Rural: intersection improv.	8,000	'86	B-1	
		15,000	'86	C3-4	
		17,000	'86	C51	
		120,000	87-88	A-4	
		225,000	87-88	C-3	
		255,000	87-88	C51	
		120,000	87-88	A-4	
		225,000	87-88	C-3	
		255,000	87-88	C51	<u>1,240,000</u>
86-SED-2072	W. 30th over Canal; Bridge rehabilitation	1,800	'86	B-1	
		7,200	'86	C61	
		14,000	'87	B-1	
		56,000	'87	C61	<u>79,000</u>
86-SED-2073	Illinois over Fall Ck: Bridge rehabilitation	2,000	'86	B-1	
		8,000	'86	C61	
		30,000	'87	B-1	
		120,000	'87	C61	<u>160,000</u>
86-SED-2074	College over Fall Ck: Bridge rehabilitation	2,000	'86	B-1	
		8,000	'86	C61	
		80,000	'87	B-1	
		320,000	'87	C61	<u>410,000</u>
86-SED-2077	Raymond to White Riv. Pkwy, W.Dr.: 4-lane divided roadway, new bridge over Pleasant Run	50,000	'86	A-4	
		150,000	'85	C3-4	
		540,000	87-88	A-4	
		1,620,000	87-88	C-3	
		1,700,000	89-90	A-4	
		5,100,000	89-90	C-3	<u>9,160,000</u>

Project No.	Project	Amount	Year	Funding Source	Total Cost
86-SED-2087	W. Mich. over Canal, New Bridge	\$ 280,000 1,120,000	'86 '86	A-4 C62	<u>\$ 1,400,000</u>
86-SED-2093	Ohio St. over Canal: New bridge	165,000 70,000 565,000	'86 '86 '86	A-4 C3-4 C62	<u>800,000</u>
86-SED-3007	Park Rd over Pogue's Run: New bridge	4,000 16,000 40,000 160,000	'86 '86 '87 '87	B-1 C62 B-1 C62	<u>220,000</u>
86-SED-3039*	Emerson over Pleasant Run: replace & widen	30,000 75,000 300,000 425,000 1,700,000	'86 87-88 87-88 89-90 89-90	B-1 A-4 C62 A-4 C62	<u>2,530,000</u>
86-SED-3057	W. New York over Ca- nal: new bridge	165,000 75,000 560,000	'86 '86 '86	A-4 C3-4 C62	<u>800,000</u>
86-SED-3065	Mich. Rd. over Pogue's Run: new bridge	6,500 26,000 6,000 24,000 60,000 240,000	'86 '86 '86 '86 '87 '87	B-1 C62 B-1 C62 B-1 C62	<u>3,625,500</u>
86-SED-3081	10th, Penn. to Dela- ware: widen to 4 lanes	270,000 400,000	'86 '86	B-1 C92	<u>670,000</u>
86-SED-3078	Martindale/Newman Con- nection, Roosevelt to 17th: realignment	360,000 600,000	'87 87-88	B-1 B-1	<u>960,000</u>
86,SED-3085	Agnes St. N.Y. to 10th: realign and widen	120,000	'86	C-92	<u>120,000</u>
86-SED-3087	W. 10th, Indiana to West St: widening	90,000 900,000	'86 '87	B-1 B-1	
86-SED-3103	Maryland, West St to New Jersey: land- scaping	40,000 230,000 250,000 1,700,000	'87 '87 87-88 87-88	A-4 C51 A-4 C51	<u>2,200,000</u>
86-SED-3112	30th over Fall Ck: rehabilitate deck	8,000 32,000 86,000 344,000	'86 '86 '87 '87	B-1 C61 B-1 C61	<u>470,000</u>

Project No.	Project	Amount	Year	Funding Source	Total Cost
86-SED-3117	Dorman over Pogue's	\$ 10,000	'86	B-1	
	Run: new bridge	40,000	'86	C62	
		4,000	'87	B-1	
		16,000	'87	C62	
		120,000	'87	B-1	
		480,000	'87	C62	\$ 670,000
	A-3 Proceeds from existing bonds		\$	325,000	
	C-3 Federal Aid, Urban				
	C-4 Minimum Allocation Funds			22,520,000	
	A-4 Proposed Gen. Obligation Bonds			9,550,000	
	C51 IX Highway			10,975,000	
	B-1 State Gas Tax			4,932,300	
	C61 Highway/Miscellaneous			895,200	
	C62 " "			5,247,000	
	C92 C.D. Block Grant			790,000	
	Total DOT:SED			\$ 55,216,500	

* Project lies in or will benefit more than one twsp. (Figures may be duplicated.)

DEPARTMENT OF TRANSPORTATION: Traffic Engineering Division

86-TED-2003*	College, 16th to 86th:	\$ 100,000	'86	C3-4	
	Signal modernization	450,000	'87	C3-4	
		450,000	87-88	C-3	\$ 1,000,000
86-TED-2005	14th at Capitol, Ill., & Penn.: Signal Modernization	130,000	89-90	C-3	130,000
86-TED-2008	Fall Ck Pkwy at Capitol, Ill. & 46th, Capitol at 21st, Martin L. King St. at 16th: Signal modernization	190,000	89-90	C-3	190,000
86-TED-2015	Region Center: Modernize 142 intersections	420,000	'86	C41	420,000
86-TED-2087*	Master Traffic Control System: Purchase and install	500,000	'86	C3-4	
		2,750,000	87-88	C-3	
		2,000,000	89-90		5,250,000
86-TED-2097	34th/Central/Wash. Blvd/Penn/Ill/Capitol & Ill. at 32nd: Signal modernization	245,000	89-90	C-3	245,000
86-TED-2098	Martindale at 22nd, 25th, 30th & other locations: Signal modernization	290,000	89-90	C-3	290,000

<u>Project No.</u>	<u>Project</u>	<u>Amount</u>	<u>Year</u>	<u>Funding Source</u>	<u>Total Cost</u>
	C-3 Federal Aid, Urban				
	C-4 Minimum Allocation Funds	\$ 6,105,000			
	C-41 Minimum Allocation Funds	420,000			
	Total DOT:TED	<u>\$ 6,525,000</u>			

* Project lies in or benefits more than one Twsp. (Figures may be duplicated.)

INDIANA DEPARTMENT OF HIGHWAYS

86-IDH-1006*	U.S. 40 from Bloomington St. to Harding: Added travel lanes	\$ 105,000 315,000 375,000 1,125,000 1,750,000 5,250,000	'86 '86 87-88 87-88 89-90 89-90	B-1 C3-4 B-1 C-3 B-1 C-3	<u>\$ 8,920,000</u>
86-IDH-1014*	I-65 at Troy, Nelson, Keystone, Pleasant Run: bridge reconstruction	62,000 63,000 565,000 78,000 702,000	'86 '86 '86 '87 '87	B-1 B-1 C53 B-1 C53	<u>1,470,000</u>
86-IDH-1028*	U.S. 31 at Troy: safety revisions	3,000 27,000 6,000 54,000	'86 '86 '86 '86	B-1 C64 B-1 C64	<u>90,000</u>
86-IDH-1041*	I-65 from College to Northwestern and Cold Spring to 1.3 mi. north of Lafayette Road	6,000 58,000 402,000 3,618,000	'86 '86 '86 '86	B-1 C53 B-1 C53	<u>4,084,000</u>
86-IDH-1065*	I-70, from Regional Center to E. I-465: widening	259,000 1,812,000 4,961,000 27,641,000 1,580,000 8,955,000	'86 '86 '86 '86 '86 '86	B-1 C51 B-1 C51 B-1 C51	<u>45,208,000</u>
86-IDH-2010	I-70 over Capitol: Bridge reconstruction	11,000 104,000	87-88 87-88	B-1 C53	<u>115,000</u>
86-IDH-2063	U.S. 40 over Pleasant Run: new bridge	12,000 48,000 141,000 564,000	'86 '86 '87 '87	B-1 C62 B-1 C62	<u>765,000</u>

<u>Project No.</u>	<u>Project</u>	<u>Amount</u>	<u>Year</u>	<u>Funding Source</u>	<u>Total Cost</u>
86-IDH-3001	I-65, from West St. 0.4 miles north: rehabilitation	\$ 1,000 11,00 24,000 216,000	'86 '86 '87 '87	B-1 C53 B-1 C53	 <u>\$ 252,000</u>
86-IDH-3031	U.S. 40, 2.5 miles East of U.S.31: new bridge	7,000 21,000 20,000 144,000 576,000	'86 '86 '87 89-90 89-90	B-1 C42 B-1 B-1 C62	 <u>768,000</u>
86-IDH-3033	S.R. 135 over Plea- sant Run: rew bridge	6,000 19,000 10,000 66,000 264,000	'86 '86 '86 89-90 89-90	B-1 C62 B-1 B-1 C62	 <u>365,000</u>

B-1 State Gas Tax	\$ 10,092,000
C-3 Federal Aid, Urban and	
C-4 Minimum Allocation Funds	6,690,000
C53 Interstate Funds	5,274,000
C64 Highway/Miscellaneous	81,000
C51 Interstate Funds	38,408,000
C62 Highway/Miscellaneous	1,471,000
C42 Minimum Allocation Funds	21,000
Total IDH	<u>\$ 62,037,000</u>

MAJOR REGIONAL CENTER INVESTMENT: 1971 -

EXISTING AND ANTICIPATED CAPITAL PROJECTS

<u>Project</u>	<u>Investment (in Thousands)</u>	<u>1985 Dollars</u>
<u>Total</u>		
State Museum Remodeling	850	2,608
Convention Center	21,500	61,204
City Market	4,700	13,075
Market Square Arena	20,500	47,171
Library Addition	1,250	2,876
Convention Related Sites	4,941	10,342
Historical Society	4,985	10,434
Obelisk Square	775	1,470
Merchants Plaza	45,500	86,359
Sports Center	7,000	11,011
Monument Circle	1,500	2,360
Indiana Theatre		
One North Capitol		
Wasson's		
Claypool	41,650	59,560
East Street Condominiums	662	946
Market/Meridian Bricking	2,500	2,950
	2,930	3,809
Union Station Center	52,000	52,000
White River Park	200,000	200,000
Indianapolis Zoo	37,500	37,500
Hoosier Dome/Convention Center	80,000	80,000
Walker Urban Life Center	4,000	4,120
I. U. Natatorium	21,500	23,005
I. U. Track & Field	5,900	6,313
Lockfield Gardens	25,000	25,000
Goodwin Plaza	5,000	5,000
Canterbury Hotel	6,000	6,000
Circle Theatre	7,000	7,000
I. R. T.	5,000	5,350
Embassy Suites	30,000	30,000
Canal Improvements	44,000	44,000
Capitol Center	36,000	36,000
Landmark Center	20,000	20,000
Heliport	5,500	5,500
State Office Complex	150,000	150,000
White River Bridge	12,800	12,800
Square 88	39,700	39,700
Convention Hotel	42,000	42,000
National Center for Fitness & Sport	8,000	12,000
Metro Bus Facility	27,500	27,500
Jail Expansion	14,400	14,000
Capitol Renovation	5,300	5,300
Morrison Opera Place	3,200	3,200
Lilly Industrial Center	55,000	55,000

<u>Project</u>	<u>Total</u>	1985 <u>Dollars</u>
Washington Place	3,600	3,996
Majestic Building	3,500	3,885
Monument Circle Building	3,000	3,330
American United Life Building	55,000	61,050
54 Monument Circle Building	4,000	4,120
Victoria Centre	4,000	4,120
Lilly Biomedical Center	60,000	61,800
Print Craft Building	6,500	6,695
Two Market Square	20,000	20,000
Star/News Addition	2,500	2,500
Meridian Place South	1,500	1,500
333 Massachusetts Avenue	10,000	10,000
Circle Center	150,000	150,000
Goodman Quad	9,600	9,600
Hilton at the Circle	8,000	8,000
Indianapolis Gift Mart	3,200	3,200
Atkinson Hotel	14,000	14,000
Lockerbie Market Place	9,000	9,000
TOTAL	\$1,503,343	\$1,641,259

SELECTED CDBG EXPENDITURES, 1984 & 1985

CENTER TOWNSHIP

Estimated Expenditures

I.	Neighborhood Housing Programs.....	\$ 3,315,662
--	Emergency Home Repair	
--	Housing Assistance	
--	Housing Leveraging	
--	Housing Rehabilitation	
--	Neighborhood Housing Assistance	
--	Paint-up/Fix-up	
--	Public Housing Improvements	
II.	Neighborhood Environment.....	\$ 1,181,331
--	Housing and Sanitation Code Enforcement	
--	Environmental Control	
--	Unsafe Building Program	
III.	Neighborhood Services.....	\$ 2,587,973
--	Fire Protection (equipment purchase)	
--	Health Service Network	
--	Multi-Service Center Network	
--	Senior Service Network	
--	Team Policing	
--	Youth Services	
IV.	Neighborhood Facilities and Improvements.....	\$ 3,743,968
--	Bean Creek Improvements	
--	Catch Basin Replacement	
--	Fall Creek Improvements	
--	Minnesota Street Relief Sewer/Barrington Heights	
--	Streets, Curbs, and Sidewalks	
--	Neighborhood Park Renovation	
--	Neighborhood Commercial Revitalization	
--	Special Projects (38th Street)	
V.	Neighborhood Redevelopment.....	\$ 1,633,696
--	Midtown/Northwest Redevelopment Area	
--	Federal Property Management	
VI.	Neighborhood Economic Development.....	\$ 941,145
--	Industrial Parks	
--	Small Business Assistance	
VII.	Central Business District.....	\$ 8,023,256
--	Downtown Redevelopment	

DEPARTMENT OF METROPOLITAN DEVELOPMENT

DIVISION OF HOUSING

The following communities are located in Center Township.

Barton Apartments
555 Massachusetts Avenue
Indianapolis, Indiana 46204

This is a hi-rise for the elderly and handicapped.
There is a total of 247 units.
As of December 31, 1985 there was "0" vacancies for a "0" % vacancy rate.
Average rent is \$105 per month.

In 1986 installation of trash compactors will be done as well as a new roof.

Barton Annex
501 N. East Street
Indianapolis, Indiana 46204

This is also a hi-rise for the elderly and handicapped.
There is a total of 258 units.
As of December 31, 1985 there were 4 vacancies for a 1% vacancy rate.
Average rent is \$94 per month.

In 1986 installation of trash compactors will be done as well as a new roof, caulking and sealing of exterior.

Richard G. Lugar Towers
901 Fort Wayne Avenue
Indianapolis, Indiana 46202

This is a hi-rise for the elderly and handicapped.
There is a total of 225 units.
As of December 31, 1985 there was "0" vacancies for a "0" % vacancy rate.
Average rent is \$97 per month.

In 1986 new trash compactors will be installed.

This is a hi-rise for the elderly and handicapped.
Effective January 1, 1986, the Lionel Artis Center will be managed by private management for a two year period.

There is a total of 248 units.
As of December 31, 1985 there were 40 vacancies for a 16% vacancy rate.
Average rent is \$94 per month.

In 1986, new trash compactors will be installed as well as a new roof.

Concord Village
3135 Concord Court
Indianapolis, Indiana 46222

There is a total of 200 units.
55 totally vandalized units have been rehabilitated.
As of December 31, 1985, there were 4 vacancies for a 2% vacancy rate.

Demographics

Total number of families - 195
Average of 3.63 persons per family
Total No. of people - 708
111 families receive public assistance
Average rent: \$87 per month
Average income: \$4,800 per year
173 families have a female head of household
192 families - Black
3 families - White

Turnover rate is 6%.

We are now working on occupied units to include ranges, refrigerators, furnaces, hot water heaters, cabinets. Exterior has been repainted and the community building and maintenance shop has been rehabilitated.

Clearstream Gardens
2353 S. Riley
Indianapolis, Indiana 46203

There is a total of 202 units.
101 totally vandalized units will be rehabilitated during 1986.
As of December 31, 1985 there were 101 vacancies for a 50% vacancy rate.

Demographics

Total No. of families - 101
 average of 4.15 persons per family
Total No. of people - 420
59 families receive public assistance
Average rent: \$73 per month
Average income: \$4,000 per year
100 families - Black
 1 family - White

Turnover rate is 0%

Once the rehabilitation of vandalized units is completed we will do all necessary exterior work and security lighting. When this is completed we will restore occupied units to standard condition.

Brokenburr Trails
2300 S. Perkins
Indianapolis, Indiana 46203

Effective January 1, 1986, Brokenburr Trails will be managed by private management for a two year period.

There is a total of 250 units.
31 totally vandalized units have been rehabilitated during 1985.
As of December 31, 1985 there were 7 vacancies for a vacancy rate of .03%.

Demographics

Total No. of families - 243
Average of 3.82 persons per family
Total No. of people - 929
143 families receive public assistance
Average rent; \$76 per month
Average income: \$4,100 per year.
202 families have female head of household
219 families - Black
 22 families - White
 1 family - Spanish-American
 1 family - Other

Turnover rate is 6%.

We are still rehabilitating occupied units in this community.

Twin Hills Apartments
2210 East 36th Street
Indianapolis, Indiana 46218

There is a total of 66 units.

In 1985 there entire exterior of the community was painted and security lighting was installed.

As of December 31, 1985 there were 3 vacancies for a 4% vacancy rate.

Demographics

Total No. of families - 64

average of 3.73 persons per family

Total No. of people - 239

31 families receive public assistance

Average rent: \$83 per month

Average income: \$4,300 per year

52 families have female head of household

63 families - Black

1 family - White

Turnover rate is 6%.

Blackburn Terrace
3091 Baltimore
Indianapolis, Indiana 46205

There is a total of 250 units.

Installed security lighting in 1985. Rehabilitation of this community was done in 1983-1984.

As of December 31, 1985 there were 3 vacancies for a 1% vacancy rate.

Demographics

Total No. of families - 247

average of 3.44 persons per family

Total No. of people - 851

114 families receive public assistance

Average rent: \$81 per month

Average income: \$4,300

222 families have female head of household

246 families - Black

1 family - White

Turnover rate is 2%.

Rowney Terrace
1353 S. Riley
Indianapolis, Indiana 46203

There is a total of 102 units.
49 totally vandalized units will be rehabilitated in 1986.
As of December 31, 1985 there were 49 vacancies for a 48% vacancy rate.

Demographics

Total No. of families - 53
average of 4.47 persons per family
Total No. of people - 237
31 families receive public assistance
Average rent: \$105 per month
Average income: \$5,400 per year
44 families have female head of household
53 families - Black
0 families - White

Turnover rate is 2%.

Once the rehabilitation of vandalized units is completed we will do all necessary exterior work and security lighting. We will then restore occupied units to standard condition.

ANNUAL BUILDING PERMIT SUMMARY

* CENTER TOWNSHIP *

USE TYPE	# OF PERMITS	VALUE OF WORK
1984:		
1- & 2-FAMILY	2,135	8,139,207
MULTIFAMILY	99	11,826,287
COMMERCIAL	431	100,209,976
INDUSTRIAL	123	21,486,777
SPECIAL USE	63	37,428,540
TOTAL	2,851	\$179,090,787

1985:		
1- & 2-FAMILY	1,717	7,150,050
MULTIFAMILY	124	10,157,603
COMMERCIAL	398	41,946,190
INDUSTRIAL	100	66,725,022
SPECIAL USE	61	32,612,408
TOTAL	2,400	\$158,591,273

PERCENTAGE CHANGE, 1985 VS 1984:

1- & 2-FAMILY	-19.58%	-12.15%
MULTIFAMILY	25.25%	-14.11%
COMMERCIAL	-7.66%	-58.14%
INDUSTRIAL	-18.70%	210.54%
SPECIAL USE	-3.17%	-12.87%
TOTAL	-15.82%	-11.45%

Center Township - Unsafe Building Neighborhood Concerns

St. Joseph Neighborhood

In November of 1985, residents expressed concern about the condition of properties within their neighborhood and, in particular, properties in the 1000 block of North New Jersey owned by John Goodman.

A meeting on site on January 16, 1986 with Mr. Goodman and representatives of the Division of Development Services and the Historic Preservation Commission, identified specific structural deficiencies which must be corrected. An agreement was reached and a commitment was made by Mr. Goodman to replace missing siding and to reboard structures which are not well boarded.

He further committed to obtain quotes on more extensive repair to foundations, roofs, soffits and gutters. The area will be monitored to insure that compliance is achieved with Unsafe Building Orders that have been issued.

*1985 - Voluntary owner compliance was achieved on orders to repair, board or demolish 457 structures. The Division of Development Services contracted to correct 398 additional structures.

**13,191 inspections conducted as a followup for issued building permits in 1985.